

August 4, 2020

AEON CO., LTD.
AEON MALL CO., LTD.

Joint venture with Shwe Taung, Myanmar's largest real estate developer
First AEON MALL store to open in Yangon, Myanmar

Aeon Co., Ltd. (*1) and AEON MALL Co., Ltd. (*2) are joining hands with Myanmar's largest real estate developer SHWE TAUNG REAL ESTATE CO., LTD. (*3) to establish "AEON MALL MYANMAR CO., LTD." (hereinafter as "AEON MALL Myanmar") to develop shopping mall business in the Republic of the Union of Myanmar (hereinafter as "the country"). The first shopping mall is expected to be opened in 2023 in Dagon Seikkan Township, Yangon Region (outskirt of Yangon).

AEON MALL Myanmar will promote property development to open more shopping malls in the country. Furthermore, "AEON MALL SHWE TAUNG CO., LTD." will be set up as the operating subsidiary to handle the development of the first store, as well as leasing, management and operation.

Using the shopping mall development knowledge and experience that AEON MALL has cultivated in Japan, China and ASEAN region, both companies will offer a new lifestyle to Myanmar consumers and deliver a combined online and offline shopping experience. By providing a platform for regional community functions, cutting-edge shopping zones, and entertainment space, we would like to contribute to the further development and economic revitalization of Myanmar.

Aeon has set "Asia shift" as one of the common strategies of its Medium-Term Management Plan (2018-2020), and is promoting a group-wide growth strategy in the ASEAN region and China. In the future, we will continue to promote shopping mall business establishment and digitalization such as E-commerce as we do in Japan. At the same time, we will strive to realize an enriched life for our customers by responding to the diverse needs of consumers in ASEAN countries and China.

1. Overview of AEON MALL MYANMAR CO., LTD.

- ① Company name: AEON MALL MYANMAR CO., LTD
- ② Location: Room No23, 1st Floor Building (B) Pearl Condo, Kabaraye Pagoda, Bahan Tsp;Yangon Myanmar
- ③ Representative: Seiji Matsubayashi
- ④ Establishment: July 2020
- ⑤ Capital: 50 million USD (approx. 5,326 million yen)
- ⑥ Investment composition: AEON MALL SINGAPORE PTE., LTD. 70% (*4)
SHWE TAUNG REAL ESTATE CO., LTD. 30%
- ⑦ Business type: Shopping mall Development, Management and Operation in Myanmar

2. Overview of AEON MALL SHWE TAUNG CO., LTD.

- ① Company name: AEON MALL SHWE TAUNG CO., LTD.
- ② Location: Room No23, 1st Floor Building (B) Pearl Condo, Kabaraye Pagoda, Bahan Tsp; Yangon Myanmar
- ③ Representative: Seiji Matsubayashi
- ④ Establishment: July 2020
- ⑤ Capital: 50 million USD (approx. 5,326 million yen)
- ⑥ Investment structure: AEON MALL MYANMAR CO., LTD. 100%
- ⑦ Business type: Shopping mall Development, Management and Operation in Myanmar

3. Plan of the 1st store (tentative name) "AEON MALL Dagon Seikkan"

- Location: Dagon Seikkan Township, Yangon Region, Republic of the Union of Myanmar
- Site Area: Approx. 72,000 m²
- Total Floor Area: Approx. 122,000 m²
- Gross Leasable Area: Approx. 69,000 m²
- Anchor Tenant: AEON (GMS)
- Number of specialty stores: About 200 stores
- Schedule: Scheduled to start construction in the first half of 2021
Scheduled to open for business during the year 2023

■ Summary: Dagon Seikkan Area is located about 10KM northeast of Yangon city center. Since 2014, as one of the new sub-center plans in city planning, Shwe Taung Group has been promoting new urban development in this area. Near to the Thilawa Special Economic Zone which was developed by the Japanese government, the road infrastructure is easily accessible leading to many projects being developed. The region is expected to become a market of over 1 million people due to new housing development.

【Site image】



【Map of surrounding areas】



Project location: 10KM distant from Yangon CBD, takes approximately 30 minutes by car.

4. AEON CSR Program in Myanmar

1. AEON Scholarship (Public good) AEON 1% Club

The AEON Scholarship is an allowance-based scholarship for university students in various Asian countries and self-financed Asian students studying in Japan. The project was started in 2006 in the hope that recipients will play an active role in the future bridging Japan and their home countries in their respective specialist fields. In addition to year-round financial support, the project provides aid for students aiming to develop into global talents. So far, the project has funded 6,914 students from 37 universities in 7 countries. In 2014, programs for students in Yangon University of Economics and Yangon University of Foreign Languages were also established.

2. AEON School Construction Support Project (Public good) AEON 1% Club

Based on the principle that basic education is indispensable for the realization of a peaceful society, since 2000 the Foundation has been supporting the building of schools in five Asian countries in which educational facilities are underdeveloped. Up until now, we have utilized donations from nationwide in Japan as well as the AEON 1% Club's contributions, to complete the construction of a current total of 421 schools.

Since 2012 in Myanmar, the Foundation has helped built 61 schools in the Mon State and Kayin State, providing education opportunities to the children of Myanmar.

3. AEON UNICEF Safe Water Campaign (Public good) AEON 1% Club

In some parts of Cambodia, Laos and Myanmar it is difficult to ensure hygienic water supply, and unhygienic pond water or groundwater which contains substances that may be hazardous to health is used as domestic water. In addition, some children are unable to study at school as their time is consumed by fetching water from far distances. The AEON UNICEF Safe Water Campaign was started in 2010 to support such children in both health and educational aspects. Through the Japan Committee for UNICEF, donations from AEON customers and the AEON 1% Club's contributions play a valuable part in the provision of safe water and construction of water supply facilities.

4. AEON Teenage Ambassadors (Public good) AEON 1% Club

The Teenage Ambassadors Program is an exchange program in which high school students from Japan and those overseas make courtesy visits each other's nations, designed to promote mutual understanding. The program offers opportunities for students of the same generation but different backgrounds and cultures to interact through the 3 activities of making courtesy visit to the embassies, socialization, history and cultural exchange. Held every year since 1990, the program has attracted 2,810 high school students from 18 countries.

5. Tree Planting Activities (Public good) AEON Environmental Foundation

Since its establishment in 1990, AEON Environmental Foundation has been engaging in trees planting activities to revitalize forests affected by natural disasters or deforestation. Hlawga Lake in the outskirts of Yangon has been used as domestic water supply, however, the deforestation of the woods around this area has decrease its capability to reserve water. Responding to the call for action from Yangon government, in the span of 6 years, AEON has been planting trees in efforts to revive water reservation capability and stabilize water supply. In combination, the trees planting activities at Hlawga Lake and, from 2013 to 2015, Phugyi Lake have attracted cumulative total of 6,270 volunteers, planted 60,000 trees.

6. Other

In 2008, AEON 1% Club donated to the Embassy of Republic of the Union of Myanmar in Japan 10 million Yen of emergency relief fund, as well as relief supplies such as mosquito nets for cyclone disaster stricken South Central area of Myanmar. August of 2018, an emergency relief fund and other donations totaled 34,000 US Dollars were made to the Republic of the Union of Myanmar's Ministry of Social Welfare, Relief and Resettlement in support of flood victims. Additionally, in August of the following year, 35,000 USD Dollars were donated to said Ministry thanks to fundraising efforts and contributions of AEON Orange, AEON Micro Finance, as well as donations from other Group companies including Aeon Mall, Aeon Thana Sinsap, AEON 1% Club.

***1: AEON CO., LTD.**

Operating in 7 industries with the main business of general merchandise retail, AEON Co., Ltd. is a pure holding company owning itself, 28 equity method affiliated companies, and 287 consolidated subsidiaries (at the time of 29th February 2020). The company provides goods and services under the management rooted in the region through active communication with customers.

In 2013, AEON MICRO FINANCE (MYANMAR) Co., Ltd. was established in the country. In 2016, AEON Orange Co., Ltd. was established and has been operating 14 supermarkets and hypermarkets in Myanmar.

***2: AEON MALL Co., Ltd.**

The unique commercial developer in Japan focusing on Regional Shopping Mall development. The company develops, manages and operates 142 Shopping Malls in Japan and 30 Malls overseas (including 21 Malls in China, 9 Malls in 3 ASEAN countries).

***3: SHWE TAUNG REAL ESTATE CO., LTD.**

Established in 1990 under the Shwe Taung Group whose core venture includes building materials and construction, infrastructure development, Shwe Taung Real Estate is the largest property developer in Myanmar. The company develops residential properties, hotels, office buildings, and commercial buildings. As the developer and operator of 6 shopping centers, Shwe Taung Real Estate holds the largest commercial leasable area in Myanmar.

***4: AEONMALL SINGAPORE PTE, LTD.**

Established as the owning company of AEON MALL MYANMAR CO., LTD., the company is based in Singapore with whom the Myanmar has a favorable investment relationship in order to promote the business in the country.