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**For Immediate Release**

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**Notice Concerning Renewal of AEON Hadano Shopping Center**  
**(Former Joyfultown Hadano)**

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that a large-scale renewal construction has been implemented at AEON Hadano Shopping Center (former Joyfultown Hadano) (the "Property"), one of the properties owned by the Investment Corporation. Details are provided below.

1. Background of the Renewal

Approximately 15 years have passed since its opening, the Property has maintained strong sales to date. However, to further reinforce the Property's facility competitiveness, the Investment Corporation, the owner of the Property and AEON Retail Co., Ltd. ("AEON"), the tenant, decided to implement a joint large-scale renewal construction.

2. Overview of the Renewal

(1) Major renewal items

New installation of escalators	Securing of traffic lines to realize more easiness for customers to circuit and to improve convenience
Expansion of the food court	Expansion from about 240 seats to about 520 seats and enhancement of spaces for kids
Reorganization of the food shop floor	Renewal of food sale sections, expansion of the liquor shop and layout changes
Replacement of specialty shops	Reorganization from 99 shops to 83 shops, expansion of existing shops and introduction of new large specialty shops
Enhancement of customer support facilities	Preparation and enhancement of the AEON lounge, baby rooms and other support facilities
Renewal of signboards	Renewal of guide signboards and signboards on external walls, etc. for improved visibility and convenience

(2) Schedule

March 21, 2011	Start of construction
July 14, 2011	Completion of construction
July 15, 2011	Grand opening

(3) Construction costs borne by the Investment Corporation

690,000,000 yen (excluding consumption tax)

\* Construction costs were borne by the owner (the Investment Corporation) and the tenant (AEON) in accordance with their due portions. The amount indicated above is the amount borne by the Investment Corporation out of the entire renewal construction costs

3. Execution of Memorandum on Modification of Lease Contract in Accordance with the Renewal

The Investment Corporation has reviewed and modified the lease contract with AEON in accordance with the implementation of the renewal.

Major modifications made to the original lease contract are as follows:

	Original contract	After modification
Contract period	November 16, 1995 – November 15, 2015 (20 years)	November 16, 1995 – July 15, 2021 (extension of the contract period by approximately 5.5 years)
Rent	64,864,000 yen per month (excluding consumption tax)	72,428,000 yen per month (excluding consumption tax) (Application of new rent starting on the date of grand opening)

The renewal has helped maintain and reinforce the Property's facility competitiveness, as well as enabling internal growth. The case will be positioned as a model for future rehabilitation of properties owned by the Investment Corporation.

As for the impact of this renewal on the forecasted operating results of the Investment Corporation for the fiscal period ending December 2011, please refer to the press release, "Notice Concerning Modifications to Operating Forecasts for the 15th Fiscal Period ending December 31, 2011" announced separately today.

This document is released to media organizations through the "Kabuto Club" (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Press Club for the Ministry of Land, Infrastructure, Transport and Tourism Construction Paper.

Frontier Real Estate Investment website: <http://www.frontier-reit.co.jp/eng/>

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