Translation Purpose Only

January 7, 2026

To All Concerned Parties

6-8-7 Ginza, Chuo-ku, Tokyo
Frontier Real Estate Investment Corporation
Toshihide Ichikawa, Executive Director
(Securities Code: 8964)

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Notice Concerning Execution of Short-term and Long-term Borrowings （Green Loan and others）

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute short-term and long-term borrowings.

1. Execution of Borrowings

(1) Purpose

To appropriate for a part of the payment of the acquisition of the property (Mitsui Shopping Park LaLaport IZUMI; additional acquisition of a 71.5% quasi co-ownership stake), stated in the press release "Notice Concerning Acquisition of Trust Beneficiary Rights to Real Estate Properties in Japan (Mitsui Shopping Park LaLaport IZUMI; additional acquisition of a 71.5% quasi co-ownership stake; and two other properties) " announced on December 18, 2025.

(2) Details

① Drawdown Date : January 9, 2026

② Repayment of Principal : Payment in full on the maturity date

③ Loan Type : Unsecured, Unguaranteed

④ Lender, Amount, Maturity Date and Interest Rate:

Lender	Amount	Maturity Date	Interest Rate
The Bank of Fukuoka, Ltd.	￥2,000 Million	February 9, 2026	0.90136% (*)
Hachijuni Nagano Bank, Ltd.	￥1,000 Million	January 9, 2032	1.82000%(*)
Kiraboshi Bank, Ltd. (Green Loan)	￥2,000 Million	January 11, 2033	1.96000%(*)
The Keiyo Bank, Ltd. （Green Loan）	￥1,000 Million	January 11, 2033	1.96000%(*)

Sumitomo Mitsui Banking Corporation (Green Loan)	￥4,000 Million	January 10, 2034	2.10625%(*)
Sumitomo Mitsui Trust Bank, Limited	￥3,000 Million	January 10, 2034	2.10625%(*)
Mizuho Bank, Ltd. (Green Loan)	￥3,000 Million	January 9, 2035	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.22500%(**)
SBI Shinsei Bank, Limited (Green Loan)	￥2,000 Million	January 9, 2035	2.17375%(*)

(*) Interest Rate is fixed until the maturity date.

(**) Interest payment dates are the 9th of every month and the maturity date (if such date is not a business day, the following business day). Interest rate is calculated based on the 1-month JBA Japanese Yen TIBOR which is announced two business days prior to the first day of the applicable period. (The 1-month JBA Japanese Yen TIBOR as of January 7, 2026 is 0.85636%.)

Please refer to the JBA TIBOR Administration's website (http://www.jbatibor.or.jp/english/) for the 1-month JBA Japanese Yen TIBOR.

Reference

A "green loan" is a loan made in accordance with the green finance framework devised by the Investment Corporation.

For details of the green finance framework, please refer to the Investment Corporation's website(URL below).

https://www.frontier-reit.co.jp/en/csr/environment-greenfinance.html

2. Change in the Balance of Borrowings etc.

(Unit ： ￥Million)

	Before This Financing	After This Financing	Variance
Short-term Borrowings	—	2,000	+2,000
Long-term Borrowings	124,200	140,200	＋16,000
Investment Corporation Bonds	13,500	13,500	—
Total	137,700	155,700	＋18,000

(*) Long-term Borrowings include the balance of borrowings due within one year.

3. Others

Regarding the loan repayment risk, there is no significant change to the "Investment risks" description in the latest securities report submitted on September 29, 2025.

Frontier Real Estate Investment Corporation website: https://www.frontier-reit.co.jp/en/

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