

Translation Purpose Only

October 20, 2025

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 and Repayment of Long-term Borrowing (Green Loan)

Frontier Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that today it has decided to execute long-term borrowing as its green loan. The Investment Corporation, additionally, announces it would repay long-term borrowing on October 22, 2025. Details are provided below.

1. Execution of Long-term Borrowing**(1) Purpose**

To appropriate for refinancing, as funds for the acquisition of Ikebukuro GLOBE, an eligible green asset under the Investment Corporation's green finance framework (green loan).

(2) Details

- ① Drawdown Date : October 22, 2025
- 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 |
|---|----------------|--------------------|--|
| SBI Shinsei Bank, Limited (Green Loan) | ¥1,500 Million | October 22 2035 | 1.82875% (Interest Rate is fixed until the maturity date.) |

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. Repayment of Long-term Borrowing

Details of the repayment of long-term borrowing on October 22, 2025 are as follows.

| Lender | Borrowing Amount | Drawdown Date | Maturity Date | Repayment of Principal | Loan Type |
|----------------------|------------------|----------------|------------------|--------------------------------------|------------------------|
| The Norinchukin Bank | ¥ 1,500 Million | April 22, 2019 | October 22, 2025 | Payment in full on the maturity date | Unsecured Unguaranteed |

3. Change in the Balance of Borrowings etc.

(Unit : ¥Million)

| | Before This refinance | After This refinance | Variance |
|------------------------------|-----------------------|----------------------|----------|
| Short-term Borrowings | — | — | — |
| Long-term Borrowings | 124,200 | 124,200 | — |
| Investment Corporation Bonds | 13,500 | 13,500 | — |
| Total | 137,700 | 137,700 | — |

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

4. 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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