

Translation Purpose Only

December 18, 2025

To All Concerned Parties

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

Asset Management Company:
 Mitsui Fudosan Frontier REIT Management Inc.
 Shigekazu Yokochi
 Chief Executive Officer and Representative Director

Inquiries:
 Mitsui Fudosan Frontier REIT Management Inc.
 Morio Shibata
 Chief Finance Officer and Director
 Tel: +81-3-3289-0440

Notice Concerning the Revision of Operating Forecast for the Fiscal Period Ending June 30, 2026

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces the revision of operating forecast previously announced via the "Summary of Financial Results for the 42nd Fiscal Period (January 1, 2025 to June 30, 2025)" released August 18, 2025, for the fiscal period ending June 30, 2026 (January 1, 2026 to June 30, 2026). Details follow.

1. Revision of Operating Forecast for the Fiscal Period Ending June 30, 2026 (January 1, 2026 to June 30, 2026)

	Operating Revenue	Operating Income	Ordinary Income	Net Income	Distribution per Unit (Excluding distribution in excess of earnings)	Distribution in Excess of Earnings per Unit
Previous Forecast (A)	Million yen 11,683	Million yen 6,251	Million yen 5,713	Million yen 5,712	Yen 2,200	Yen —
Revised Forecast (B)	Million yen 12,354	Million yen 6,605	Million yen 5,925	Million yen 5,924	Yen 2,200	Yen —
Change (B – A)	Million yen 670	Million yen 353	Million yen 212	Million yen 212	Yen —	Yen —
Change (%)	5.7%	5.7%	3.7%	3.7%	—	—

Notes

- The expected number of units outstanding as of June 30, 2026: 2,705,000 units
- Amounts of less than a unit are rounded down.
- Net income per unit (Previous Forecast: 2,111 yen), (Revised Forecast: 2,190 yen)
- The forecast distribution per unit for the fiscal period ending June 30, 2026, is calculated based on the assumption that net income plus ¥26 million (the reversal of the reserve for reduction entry) will be distributed.
- The figures above are based on certain pre-conditions and assumptions as of today. Actual figures may differ significantly from forecasts due to future acquisitions and/or sales of properties, real estate market trends and/or changes in the environment surrounding the Investment Corporation. The Investment Corporation does not guarantee the amount of the expected cash distribution per unit in this forecast.

Translation Purpose Only

2. Reasons for the Revision

As announced via “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),” both issued as of today, the Investment Corporation decided on the acquisition of assets. Reflecting this move, the Investment Corporation intends to revise its operating forecasts previously disclosed via the “Summary of Financial Results for the 42nd Fiscal Period (January 1, 2025 to June 30, 2025)” released on August 18, 2025 regarding the fiscal period ending June 30, 2026, due to significant changes in assumptions used in formulating such forecast.

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

Translation Purpose Only

Exhibit

Pre-Conditions and Assumptions for Operating Forecasts for the Fiscal Period Ending June 30, 2026

	Pre-Conditions & Assumptions
Calculation Period	<ul style="list-style-type: none"> Fiscal period ending June 30, 2026 (January 1, 2026, to June 30, 2026) (181 days)
Investment Assets	<ul style="list-style-type: none"> In addition to the investment assets owned (totaling 42 properties, “Existing Properties”) as of December 18, 2025, the Investment Corporation will acquire Mitsui Shopping Park LaLaport IZUMI (additional acquisition of a 71.5% quasi co-ownership stake) on January 13, 2026, M Building Naha Kokusai Dori I and M Building Naha Kokusai Dori II on April 16, 2026 (collectively “Assets to Be Acquired”) . Moreover, these operating forecasts are premised on the absence of any changes in the investment assets due to acquisitions of and/or disposals of assets other than those described above until the end of the fiscal period ending June 30, 2026. Actual numbers may change due to future acquisitions and/or disposals of existing properties, if any.
LTV (Loan to Value)	<ul style="list-style-type: none"> The balance of borrowings, etc.* as of December 18, 2025 is ¥137,700 million. To secure part of funds for the acquisition of Assets to Be Acquired, the Investment Corporation plans to additionally borrow ¥18,000 million on January 9, 2026. * Including investment corporation bonds; hereinafter the same shall apply. It is assumed that refinancing and partial self-financing will be executed for the repayment of borrowings due by June 30, 2026. As of the end of the fiscal period ending June 30, 2026, the LTV* is expected to be approximately 49%, and the ratio of interest-bearing debt to total assets*** is expected to be approximately 43%. * $LTV = (\text{Borrowings, etc.} + \text{Security deposits} - \text{Unrestricted cash and deposits}) / (\text{Total assets} - \text{Unrestricted cash and deposits})$ ** Unrestricted cash and deposits are calculated by subtracting planned distributions for the next fiscal period and deposits in trust account such as tenant leaseholds, etc. from cash and deposits on the balance sheet of each fiscal period. *** Ratio of interest-bearing debt to total assets = Borrowings, etc. / Total assets
Operating Revenue	<ul style="list-style-type: none"> The above figures are based on the assumption of lease business revenue from the investment assets above. For Existing Properties, lease business revenue is calculated based on the individual lease contracts valid as of December 18, 2025, and estimated fluctuating factors. For Assets to Be Acquired, lease business revenue is calculated based on potential lease contracts expected to be effective at the time of the acquisition of such assets in addition to taking into account information provided by the current property owners and beneficiaries.

Translation Purpose Only

	Pre-Conditions & Assumptions
Operating Expenses	<ul style="list-style-type: none"> • Property taxes, city planning taxes, etc. are expected to be ¥1,410 million for the fiscal period ending June 30, 2026. However, should a property be newly acquired during any of these fiscal periods and municipal property taxes and other monies for settlement occur between the Investment Corporation and the seller, the aforementioned monies will be included in its acquisition cost. • Repairs and maintenance are expected to be ¥446 million for the fiscal period ending June 30, 2026. However, actual repairs and maintenance may be substantially different from the expected amount due to change of outlay date or certain unanticipated factors. • Depreciation and amortization are expected to be ¥2,217 million for the fiscal period ending June 30, 2026. • Other expenses related to rent business (property management expenses, etc.) in connection with Existing Properties are calculated based on actual figures and estimated fluctuating factors. Other expenses related to rent business associated with Assets to Be Acquired are calculated based on potential lease contracts expected to be effective at the time of the acquisition of such assets in addition to taking into account information provided by the current property owners and beneficiaries.
Non-operating Expenses	<ul style="list-style-type: none"> • It is assumed that non-operating expenses, which include interest charged on borrowings, investment corporation bonds and so on, will be ¥682 million for the fiscal period ending June 30, 2026.
Distribution per Unit (excluding distributions in excess of earnings)	<ul style="list-style-type: none"> • Cash dividends (distribution per unit) are calculated according to the Investment Corporation's distribution policy described in its Articles of Incorporation. • Distribution per unit for the fiscal period ending June 30, 2026, is calculated based on the assumption that net income plus ¥26 million (the reversal of the reserve for reduction entry) will be distributed. • Cash distribution per unit may change for a variety of reasons including changes in the Investment Corporation's investment assets, changes in leasing revenues due to tenant movements, etc. and/or the incidence of unforeseen repairs and maintenance.
Distribution in Excess of Earnings per Unit	<ul style="list-style-type: none"> • The Investment Corporation does not currently anticipate cash distributions in excess of earnings per unit.
Others	<ul style="list-style-type: none"> • Calculations and operating forecasts are based on the assumption that there will be no changes in legislation, taxation, accounting standards, regulations applying to publicly listed companies, or rules and requirements imposed by the Investment Trusts Association, Japan, that would impact the aforementioned forecasts. • Calculations and operating forecasts are also based on the assumption that there will be no material changes in the general economic and real estate market conditions in Japan.