

**Translation Purpose Only**

February 17, 2026

**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 Execution and Repayment of Long-term Borrowing**

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute long-term borrowing. The Investment Corporation, additionally, announces it would repay long-term borrowing on February 19, 2026. Details are provided below.

1. Execution of Long-term Borrowing

(1) Purpose

To appropriate for the repayment of long-term borrowing as of February 1, 2018.

(2) Details

- ① Drawdown Date : February 19, 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.	¥1,000 Million	February 21, 2033	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.17500%(*)

(\* ) Interest payment dates are the 19th 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 February 17, 2026 is 0.85727%.) Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for the 1-month JBA Japanese Yen TIBOR.

## 2. Repayment of Long-term Borrowing

Details of the repayment of long-term borrowing on February 19, 2026 are as follows.

Lender	Borrowing Amount	Drawdown Date	Maturity Date	Repayment of Principal	Loan Type
The Bank of Fukuoka, Ltd.	¥1,000 Million	February 1, 2018	February 19, 2026	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	2,000	2,000	—
Long-term Borrowings	140,200	140,200	—
Investment Corporation Bonds	13,500	13,500	—
Total	155,700	155,700	—

(\*) 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/>

### **Disclaimer**

This information was originally publicized in the original Japanese language and has been translated for reference purposes only. Frontier Real Estate Investment Corporation guarantees neither the completeness nor the accuracy of this English translation. For complete and accurate information, please refer to the press release in Japanese. In addition, this press release is not prepared as an inducement or invitation for investment. All readers are advised to consult their own investment advisors before investing in the Investment Corporation. Investment decisions are made at the investor's sole discretion and responsibility and are made at their own risk. The Investment Corporation and its affiliates disclaim any responsibility or liability for the consequence of investment in the Investment Corporation.