

Translation Purpose Only

February 18, 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 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 20, 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 19, 2025.

(2) Details

- ① Drawdown Date : February 20, 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
MUFG Bank, Ltd.	¥2,000 Million	February 21, 2028	Base interest rate (3-month JBA Japanese Yen TIBOR) +0.04600%(*)

(*) The first interest payment date is May 20, 2026, and thereafter, Interest payment dates are the 20th of every 3-months and the maturity date (if such date is not a business day, the following business day). Interest rate is calculated based on the 3-month JBA Japanese Yen TIBOR which is announced two business days prior to the first day of the applicable period. (The 3-month JBA Japanese Yen TIBOR as of February 18, 2026 is 1.18545%.) Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for the 3-month JBA Japanese Yen TIBOR.

2. Repayment of Long-term Borrowing

Details of the repayment of long-term borrowing on February 20, 2026 are as follows.

Lender	Borrowing Amount	Drawdown Date	Maturity Date	Repayment of Principal	Loan Type
MUFG Bank, Ltd.	¥2,000 Million	February 19, 2025	February 20, 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/>

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