

Translation Purpose Only

May 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 and Repayment of Short-term Borrowing

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute short-term borrowing. The Investment Corporation, additionally, announces it would repay short-term borrowing on May 11, 2026. Details are provided below.

1. Execution of Short-term Borrowing

(1) Purpose

To appropriate for the repayment of short-term borrowing as of April 9, 2026.

(2) Details

- ① Drawdown Date : May 11, 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	June 11, 2026	0.93936% (Interest Rate is fixed until the maturity date.)

2. Repayment of Short-term Borrowing

Details of the repayment of short-term borrowing on May 11, 2026 are as follows.

Lender	Borrowing Amount	Drawdown Date	Maturity Date	Repayment of Principal	Loan Type
The Bank of Fukuoka, Ltd.	¥2,000 Million	April 9, 2026	May 11, 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	138,200	138,200	—
Investment Corporation Bonds	13,500	13,500	—
Total	153,700	153,700	—

(*) 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 March 30, 2026.

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

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