

Translation Purpose Only

March 21, 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 of Long-term Borrowings (Green Loan and others)

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute long-term borrowings.

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

To appropriate for a part of the payment of the acquisition of the property (Mitsui Shopping Park LaLaport AICHI TOGO; a 30% quasi co-ownership stake), stated in the press release "Notice Concerning Acquisition of Trust Beneficiary Rights to Real Estate Property in Japan (Mitsui Shopping Park LaLaport AICHI TOGO; a 30% quasi co-ownership stake)" announced on February 17, 2025.

(2) Details

- ① Drawdown Date : March 25, 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
Sumitomo Mitsui Trust Bank, Limited	¥1,000 Million	March 26, 2029	1.18750% (Interest Rate is fixed until the maturity date.)
	¥1,000 Million	March 25, 2030	1.27125% (Interest Rate is fixed until the maturity date.)
Daishi Hokuetsu Bank, Ltd. (Green Loan)	¥1,000 Million	March 25, 2030	1.22125% (Interest Rate is fixed until the maturity date.)
The Yamanashi Chuo Bank, Ltd.	¥1,000 Million	March 25, 2031	1.29375% (Interest Rate is fixed until the maturity date.)
THE HACHIJUNI BANK, LTD.	¥1,000 Million	September 25, 2031	1.33265% (Interest Rate is fixed until the maturity date.)

JOYO BANK, Ltd.	¥1,000 Million	March 25, 2032	1.37125% (Interest Rate is fixed until the maturity date.)
Sumitomo Mitsui Banking Corporation (Green Loan)	¥3,000 Million	March 27, 2034	1.61875% (Interest Rate is fixed until the maturity date.)
The Yamaguchi Bank, Ltd. (Green Loan)	¥1,000 Million	March 26, 2035	1.71000% (Interest Rate is fixed until the maturity date.)
The Keiyo Bank, Ltd. (Green Loan)	¥1,000 Million	March 26, 2035	1.61000% (Interest Rate is fixed until the maturity date.)

Reference

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. Change in the Balance of Borrowings etc.

(Unit : ¥Million)

	Before This Financing	After This Financing	Variance
Short-term Borrowings	—	—	—
Long-term Borrowings	113,700	124,700	+ 11,000
Investment Corporation Bonds	13,500	13,500	—
Total	127,200	138,200	+ 11,000

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

3. Others

Regarding the loan repayment risk, there is no significant change to the “Investment risks” description in the latest securities report submitted on September 27, 2024.

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

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