

February 16, 2026

Summary of Financial Results for the 43rd Fiscal Period
(July 1, 2025 to December 31, 2025)
<Under Japanese GAAP>

Name of REIT Issuer : Frontier Real Estate Investment Corporation
Stock Exchange Listing : Tokyo Stock Exchange
Securities Code : 8964
Website : <https://www.frontier-reit.co.jp/en/>
Representative : Toshihide Ichikawa, Executive Director
Name of Asset Manager : Mitsui Fudosan Frontier REIT Management Inc.
Representative : Shigekazu Yokochi,
Chief Executive Officer and Representative Director
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Scheduled date to file securities report : March 30, 2026
Scheduled date to commence distribution payments : March 10, 2026

(Amounts of less than one million yen are rounded down, ratios are rounded off, unless otherwise stated)

1. Performance for the 43rd Fiscal Period (July 1, 2025 to December 31, 2025)

(1) Business Results

(% show period-on-period changes)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
Period ended,	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
December 31, 2025	12,094	3.1	6,390	1.5	5,908	0.4	5,907	0.4
June 30, 2025	11,728	(4.6)	6,295	(8.5)	5,882	(9.5)	5,881	(9.5)

	Net Income per Unit	Return on Equity (Note)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
Period ended,	yen	%	%	%
December 31, 2025	2,183	3.4	1.7	48.8
June 30, 2025	2,174	3.3	1.7	50.2

Notes: Return on Equity = Net income / ((Net assets at beginning of period + Net assets at end of period)/2) × 100

(2) Distributions

(Ratios are rounded down)

	Distribution per Unit (excluding distribution in excess of earnings)	Total Distributions (excluding distributions in excess of earnings)	Distribution in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio (Note)	Distribution to Net Assets
Period ended,	yen	Millions of yen	yen	Millions of yen	%	%
December 31, 2025	2,200	5,951	-	-	100.7	3.3
June 30, 2025	2,200	5,951	-	-	101.1	3.3

Notes: Payout ratio = Total Distributions (excluding distributions in excess of earnings) / Net Income × 100

(3) Financial Position

	Total Assets	Net Assets	Equity Ratio (Note)	Net Assets per Unit
Period ended,	Millions of yen	Millions of yen	%	yen
December 31, 2025	343,926	175,536	51.0	64,893
June 30, 2025	342,893	175,580	51.2	64,909

Notes: Equity Ratio = Net assets / Total assets×100

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
Period ended,	Millions of yen	Millions of yen	Millions of yen	Millions of yen
December 31, 2025	8,927	(795)	(5,950)	18,322
June 30, 2025	7,431	(11,827)	4,050	16,140

2. Forecasts of Results for the 44th Fiscal Period (January 1, 2026 to June 30, 2026) and for the 45th Fiscal Period (July 1, 2026 to December 31, 2026)

(% show period-on-period changes)

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distribution per Unit (excluding distribution in excess of earnings) (Note 2, 3)	Distribution in Excess of Earnings per Unit
Period ended,	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	yen	yen
June 30, 2026	12,354	2.2	6,605	3.4	5,925	0.3	5,924	0.3	2,200	-
December 31, 2026	12,432	0.6	6,634	0.4	5,898	(0.5)	5,897	(0.5)	2,200	-

Notes:

1. The aforementioned forecasts are based on the "Pre-Conditions and Assumptions for Operating Forecasts for the 44th Fiscal Period (January 1, 2026 to June 30, 2026) and for the 45th Fiscal Period (July 1, 2026 to December 31, 2026)" on Page 3.
2. The forecast distribution per unit for the 44th fiscal period is calculated based on the assumption that net income plus ¥26 million (the reversal of the reserve for reduction entry) will be distributed.
3. The forecast distribution per unit for the 45th fiscal period is calculated based on the assumption that net income plus ¥52 million (the reversal of the reserve for reduction entry) will be distributed.

Pre-Conditions and Assumptions for Operating Forecasts
for the 44th Fiscal Period (January 1, 2026 to June 30, 2026)
and for the 45th Fiscal Period (July 1, 2026 to December 31, 2026)

	Pre-Conditions & Assumptions
Calculation Period	• The 44th fiscal period ending June 30, 2026 (January 1, 2026 to June 30, 2026) (181 days) • The 45th fiscal period ending December 31, 2026 (July 1, 2026 to December 31, 2026) (184 days)
Investment Assets	• The pre-conditions assumes a total of 44 properties including M Building Naha Kokusai Dori I and M Building Naha Kokusai Dori II those are to be acquired on April 16, 2026 (collectively “New Properties”), in addition to the properties the Investment Corporation owns as of February 16, 2026 (total of 42 properties, “Existing Properties”). It is assumed that there will be no change in the number of the investment assets, due to acquisitions and/or disposals, until the end of the 45th fiscal period (December 31, 2026) • Actual numbers may change due to the future acquisitions and/or disposals of existing properties, if any.
Loan to Value Ratio	• The balance of borrowings, etc*. as of February 16, 2026 is ¥ 155,700 million. * Borrowings, etc. includes investment corporation bonds. The same applies hereinafter. • It is assumed that refinancing and partial self-financing will be executed for the repayment of borrowings due by December 31, 2026. • The loan to value ratio (LTV*) as of June 30, 2026 and December 31, 2026 are expected to be approximately 43% and 43%, respectively. * LTV = Borrowings, etc. /Total assets
Operating Revenue	• The pre-conditions assumes lease business revenue from the aforementioned investment assets of 44 properties, adding New Properties to the Existing Properties. For Existing Properties, it is calculated based on the individual lease contracts which is valid as of February 16, 2026 and estimated fluctuating factors. For New Properties, it is calculated based on the individual lease contracts those are expected to be valid on New Properties acquisition date and information provided by the current owners of the New Properties.

	Pre-Conditions & Assumptions
Operating Expenses	- Property taxes, city planning taxes, etc. are expected to be ¥ 1,410 million for the 44th fiscal period and ¥ 1,409 million for the 45th fiscal period. However, should properties be newly acquired during the 44th and the 45th fiscal period 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 44th period and ¥459 million for the 45th fiscal period. However, actual repairs and maintenance may be substantially different from the expected amount due to outlay date or certain unanticipated factors. - Depreciation and amortization are expected to be ¥2,217 million for the 44th fiscal period and ¥ 2,203 million for the 45th fiscal period. - Other expenses related to rent business (property management expenses, etc.) for Existing Properties, it is calculated based on actual figures and estimated fluctuating factors. For New Properties, it is calculated based on the individual lease contracts those are expected to be valid on New Properties acquisition date and information provided by the current owners of the New Properties. As of the current date, the Investment Corporation plans to discuss a proposal at the General Meeting of Unitholders to be held on March 26, 2026, to make partial changes to its bylaws in relation to the modification of its asset management fee structure. This modification of the asset management fee structure would require the approval of the proposal at the General Meeting of Unitholders, so the above calculations do not reflect any changes resulting from this modification of the asset management fee structure.
Non-operating Expenses	It is assumed that non-operating expenses, which include interests charged on borrowings, investment corporation bonds and so on, will be ¥ 682 million for the 44th fiscal period and ¥ 739 million for the 45th fiscal period.
Distribution per Unit (excluding distribution in excess of earnings)	- Cash dividends (distribution per unit) are calculated according to the Investment Corporation's distribution policy described in its Articles of Incorporation. - The forecast distribution per unit for the 44th fiscal period is calculated based on the assumption that net income plus ¥ 26 million (the reversal of the reserve for reduction entry) will be distributed. - The forecast distribution per unit for the 45th fiscal period is calculated based on the assumption that net income plus ¥ 52 million (the reversal of the reserve for reduction entry) will be distributed. - The number of the outstanding investment units is based on the number as of February 16, 2026, which are 2,705,000 units. - It is assumed that the Investment Corporation will not engage in the issuance of additional investment units or the buyback and cancellation of investment units until the end of the 45th fiscal period (December 31, 2026). - Distribution per unit may change for a variety of reasons including changes in the Investment Corporation's investment assets, changes in rent revenues due to tenant movements, etc. and/or the incidence of unforeseen repairs and maintenance.

	Pre-Conditions & Assumptions
Distribution in Excess of Earnings per Unit	The Investment Corporation does not currently anticipate distributions in excess of earnings per unit.
Others	- 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, 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 general economic and real estate market conditions in Japan.

Balance Sheet

(Thousands of Yen)

	The 43rd Period As of December 31, 2025	The 42nd Period As of June 30, 2025
Assets		
Current assets		
Cash and deposits	¥ 13,741,763	¥ 12,129,226
Cash and deposits in trust	5,085,766	4,144,353
Operating accounts receivable	125,742	118,465
Prepaid expenses	38,950	52,556
Other	2,233	330,998
Total current assets	18,994,455	16,775,600
Non-current assets		
Property, plant and equipment		
Buildings	63,518,570	62,881,078
Accumulated depreciation	(33,335,712)	(32,397,119)
Buildings, net	30,182,857	30,483,958
Structures	1,273,701	1,273,701
Accumulated depreciation	(1,136,365)	(1,125,613)
Structures, net	137,336	148,088
Machinery and equipment	121,699	121,699
Accumulated depreciation	(119,167)	(118,953)
Machinery and equipment, net	2,532	2,746
Tools, furniture and fixtures	189,129	166,650
Accumulated depreciation	(138,041)	(127,673)
Tools, furniture and fixtures, net	51,087	38,977
Land	120,246,652	120,246,652
Buildings in trust	62,557,352	62,392,805
Accumulated depreciation	(28,997,497)	(27,975,463)
Buildings in trust, net	33,559,855	34,417,341
Structures in trust	939,950	939,950
Accumulated depreciation	(672,274)	(649,152)
Structures in trust, net	267,676	290,798
Machinery and equipment in trust	777,644	772,908
Accumulated depreciation	(730,901)	(725,352)
Machinery and equipment in trust, net	46,743	47,556
Tools, furniture and fixtures in trust	161,484	157,375
Accumulated depreciation	(125,788)	(118,050)
Tools, furniture and fixtures in trust, net	35,695	39,324
Land in trust	138,650,307	138,650,307
Construction in progress in trust	10,000	-
Total property, plant and equipment	323,190,743	324,365,751
Intangible assets		
Leasehold interests in land	1,658,315	1,658,315
Other	3,149	3,977
Total intangible assets	1,661,464	1,662,292
Investments and other assets		
Long-term prepaid expenses	1,553	6,267
Lease and guarantee deposits	10,000	10,000
Lease and guarantee deposits in trust	20,400	20,980
Deferred tax assets	13	13
Other	18	18
Total investments and other assets	31,984	37,279
Total non-current assets	324,884,192	326,065,323

Deferred assets		
Investment corporation bonds issuance costs	48,302	52,463
Total deferred assets	48,302	52,463
Total assets	¥ 343,926,950	¥ 342,893,388

(Thousands of Yen)

	The 43rd Period As of December 31, 2025	The 42nd Period As of June 30, 2025
Liabilities		
Current liabilities		
Operating accounts payable	¥ 1,830,195	¥ 1,282,842
Current portion of long-term loans payable	17,000,000	15,000,000
Accounts payable – other	36,634	27,114
Accrued expenses	288,540	284,890
Income taxes payable	687	689
Accrued consumption taxes	602,376	123,043
Advances received	1,233,195	1,189,027
Deposits received	3,851	3,950
Other	33,000	33,000
Total current liabilities	21,028,481	17,944,559
Non-current liabilities		
Investment corporation bonds	13,500,000	13,500,000
Long-term loans payable	107,200,000	109,200,000
Tenant leasehold and security deposits	12,154,199	12,533,973
Tenant leasehold and security deposits in trust	14,506,570	14,134,539
Other	1,168	34
Total non-current liabilities	147,361,937	149,368,548
Total liabilities	168,390,419	167,313,107
Net assets		
Unitholders' equity		
Unitholders' capital	171,357,423	171,357,423
Deduction from unitholders' capital	(2,847,059)	(2,847,059)
Unitholders' capital, net	168,510,364	168,510,364
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	1,118,916	1,188,230
Total voluntary retained earnings	1,118,916	1,188,230
Unappropriated retained earnings	5,907,250	5,881,686
Total surplus	7,026,167	7,069,916
Total unitholders' equity	175,536,531	175,580,280
Total net assets	175,536,531	175,580,280
Total liabilities and net assets	¥ 343,926,950	¥ 342,893,388

Statement of Income and Retained Earnings

(Thousands of Yen)

	For the 43rd Period from July 1, 2025 to December 31, 2025	For the 42nd Period from January 1, 2025 to June 30, 2025
Operating revenue		
Rent revenue – real estate	¥ 11,895,478	¥ 11,690,302
Rent revenue – other	199,106	38,621
Total operating revenue	12,094,584	11,728,924
Operating expenses		
Expenses related to rent business	4,930,031	4,671,319
Asset management fee	612,585	590,674
Asset custody fee	17,144	16,665
Administrative service fees	27,751	29,015
Directors' compensations	8,400	8,400
Other operating expenses	108,174	117,204
Total operating expenses	5,704,088	5,433,279
Operating income	6,390,496	6,295,644
Non-operating income		
Interest income	13,923	2,696
Reversal of distribution payable	578	517
Refund of property taxes	804	13,833
Other	865	3
Total non-operating income	16,171	17,051
Non-operating expenses		
Interest expenses	435,636	368,174
Interest expenses on investment corporation bonds	41,256	40,583
Amortization of investment corporation bond issuance costs	4,161	4,161
Other	17,481	17,207
Total non-operating expenses	498,535	430,127
Ordinary income	5,908,132	5,882,568
Income before income taxes	5,908,132	5,882,568
Income taxes – current	881	890
Income taxes – deferred	0	(8)
Total income taxes	882	882
Net income	5,907,250	5,881,686
Retained earnings brought forward	-	-
Unappropriated retained earnings	¥ 5,907,250	¥ 5,881,686

Statement of Cash Flows

(Thousands of Yen)

	For the 43rd Period from July 1, 2025 to December 31, 2025	For the 42nd Period from January 1, 2025 to June 30, 2025
Cash flows from operating activities		
Income before income taxes	¥ 5,908,132	¥ 5,882,568
Depreciation and amortization	2,019,199	1,986,744
Amortization of investment corporation bond issuance costs	4,161	4,161
Interest income	(13,923)	(2,696)
Interest expenses	476,892	408,758
Decrease (increase) in operating accounts receivable	(7,277)	4,787
Decrease (increase) in prepaid expenses	18,321	11,683
Increase (decrease) in operating accounts payable	125,049	34,036
Increase (decrease) in accrued expenses	2,420	(12,017)
Increase (decrease) in accrued consumption taxes	479,332	(106,948)
Decrease (increase) in consumption taxes receivable	329,814	(329,814)
Increase (decrease) in advances received	43,926	(16,449)
Other, net	2,442	(20,730)
Subtotal	9,388,493	7,844,083
Interest income received	14,929	1,548
Interest expenses paid	(472,587)	(412,843)
Income taxes paid	(2,939)	(915)
Net cash provided by (used in) operating activities	8,927,895	7,431,872
Cash flows from investing activities		
Payments into time deposits	(4,000,000)	-
Proceeds from withdrawal of time deposits	4,000,000	-
Purchase of property, plant and equipment	(256,647)	(392,558)
Purchase of property, plant and equipment in trust	(167,487)	(11,348,086)
Repayments of tenant leasehold and security deposits	(673,374)	(451,615)
Proceeds from tenant leasehold and security deposits	301,100	27,265
Repayments of tenant leasehold and security deposits in trust	(500)	(12,391)
Proceeds from tenant leasehold and security deposits in trust	372,530	350,633
Proceeds from refund of leasehold and guarantee deposits in trust	580	-
Payments for restricted bank deposits in trust	(372,530)	(13,133)
Proceeds from reversal of restricted bank deposits in trust	500	12,391
Net cash provided by (used in) investing activities	(795,830)	(11,827,494)
Cash flows from financing activities		
Proceeds from long-term loans payable	6,000,000	17,000,000
Repayment of long-term loans payable	(6,000,000)	(7,000,000)
Distributions of earnings paid	(5,950,145)	(5,949,823)
Net cash provided by (used in) financing activities	(5,950,145)	4,050,176
Net increase (decrease) in cash and cash equivalents	2,181,918	(345,445)
Cash and cash equivalents at beginning of period	16,140,867	16,486,312
Cash and cash equivalents at end of period (Note)	¥ 18,322,786	¥ 16,140,867

Note: There are restricted cash ¥ 132million (42nd) and ¥ 504 million (43rd) for repayments of lease and guarantee deposits received.