

January 20, 2026

For Immediate Release

## Real Estate Investment Trust Securities Issuer

Tokaido REIT, Inc.

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Representative: Yoshinobu Kato, Executive Director  
(Securities Code: 2989)

## Asset Manager

Tokaido REIT Management Co., Ltd.

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Representative Director and President

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## Notice Concerning Borrowing of Funds

Tokaido REIT, Inc. (hereinafter, "Tokaido REIT") announces that it has decided to proceed with the borrowing of funds (6,765 million JPY in total; hereinafter "the borrowing") today, as follows:

### Details

#### 1. Details of the borrowing

##### A. Series 12-A (Short-term borrowing) (Note 1)

- |                           |   |
|---------------------------|---|
| (1) Lender                | Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd.   |
| (2) Borrowing amount      | 200 million JPY   |
| (3) Interest rate         | Base rate (JBA 1-month JPY TIBOR) + 0.20% (Note 2)  |
| (4) Drawdown date         | January 30, 2026  |
| (5) Borrowing method      | Individual loan agreement shall be concluded on January 28, 2026, with the lenders shown above  |
| (6) Repayment date        | January 30, 2027 (Note 3)   |
| (7) Repayment method      | Lump-sum repayment on principal repayment date (maturity)   |
| (8) Interest payment date | The first interest payment date shall be the final day of February 2026, and subsequent interest payment dates shall be on the final day of each month and on the principal repayment date (Note 4) |
| (9) Security              | Unsecured and unguaranteed  |

##### B. 12-B (Long-term borrowing) (Note 1)

- |                      |   |
|----------------------|---|
| (1) Lender           | A syndicated loan group led by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. as lead arrangers (Note 5) |
| (2) Borrowing amount | 2,000 million JPY   |
| (3) Interest rate    | Base rate (JBA 1-month JPY TIBOR) + 0.40% (Note 2)  |
| (4) Drawdown date    | April 1, 2026   |

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|---------------------------|---|
| (5) Borrowing method      | Individual loan agreement shall be concluded on January 28, 2026, with the lenders shown above  |
| (6) Repayment date        | March 31, 2028 (Note 3)   |
| (7) Repayment method      | Lump-sum repayment on principal repayment date (maturity)   |
| (8) Interest payment date | The first interest payment date shall be the final day of April 2026, and subsequent interest payment dates shall be on the final day of each month, and on the principal repayment date (Note 4) |
| (9) Security              | Unsecured and unguaranteed  |

#### C. 12-C (Long-term borrowing) (Note 1)

- |                           |   |
|---------------------------|---|
| (1) Lender                | A syndicated loan group led by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. as lead arrangers (Note 6)   |
| (2) Borrowing amount      | 1,000 million JPY   |
| (3) Interest rate         | Base rate (JBA 1-month JPY TIBOR) + 0.45% (Note 2)  |
| (4) Drawdown date         | April 1, 2026   |
| (5) Borrowing method      | Individual loan agreement shall be concluded on January 28, 2026, with the lenders shown above  |
| (6) Repayment date        | June 23, 2028 (Note 3)  |
| (7) Repayment method      | Lump-sum repayment on principal repayment date (maturity)   |
| (8) Interest payment date | The first interest payment date shall be the final day of April 2026, and subsequent interest payment dates shall be on the final day of each month, and on the principal repayment date (Note 4) |
| (9) Security              | Unsecured and unguaranteed  |

#### D. 12-D (Long-term borrowing) (Note 1)

- |                           |   |
|---------------------------|---|
| (1) Lender                | A syndicated loan group led by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. as lead arrangers (Note 7)   |
| (2) Borrowing amount      | 3,565 million JPY   |
| (3) Interest rate         | Base rate (JBA 1-month JPY TIBOR) + 0.50% (Note 2)  |
| (4) Drawdown date         | April 1, 2026   |
| (5) Borrowing method      | Individual loan agreement shall be concluded on January 28, 2026, with the lenders shown above  |
| (6) Repayment date        | March 31, 2029 (Note 3)   |
| (7) Repayment method      | Lump-sum repayment on principal repayment date (maturity)   |
| (8) Interest payment date | The first interest payment date shall be the final day of April 2026, and subsequent interest payment dates shall be on the final day of each month, and on the principal repayment date (Note 4) |
| (9) Security              | Unsecured and unguaranteed  |

(Note 1) "Short-term borrowings" refers to borrowings for a period from the drawdown date to the maturity date of one year or less. "Long-term borrowings" refers to borrowings for a period from the drawdown date to the maturity date of more than one year. The same shall apply hereinafter.

(Note 2) The base rate applicable to the calculation period for the interest payable on each interest payment date will be decided two business days prior to the immediately preceding interest payment date (drawdown date for the first interest calculation period). For the JBA Japanese JPY TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/rate/>).

(Note 3) If the said date falls on a non-business day, it will be moved to the next business day. If such business day falls in the following month, it will be adjusted to the last business day of the previous month.

(Note 4) Following the execution of the above borrowings, if certain conditions are met, such as the Investment Corporation providing prior written notice, the Investment Corporation may make an early repayment of all or part of the borrowings before the repayment date.

(Note 5) The syndicated loan group is comprised of Mizuho Bank, Ltd., The Shizuoka Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank Ltd., MUFG Bank, Ltd. and Chiba Bank, Ltd.

(Note 6) The syndicated loan group is comprised of Mizuho Bank, Ltd., The Shizuoka Bank, Ltd., Aozora Bank, Ltd. and Kansai Mirai Bank, Ltd.

(Note 7) The syndicated loan group is comprised of Mizuho Bank, Ltd., The Shizuoka Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank, Ltd., MUFG Bank, Ltd., San ju San Bank, Ltd. Chiba Bank, Ltd. and Shoko Chukin Bank, Ltd.

## 2. Reason for the borrowing

The funds are to be allocated to the acquisition funds and related expenses for SHIGA Biwako Residence, one

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of the specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Law No. 198 of 1951, including subsequent amendments)) (hereinafter referred to as "assets to be acquired") (Note), listed in "Part II Reference Information / 2 Supplementary Information on Reference Documents / 2 Investment Targets / (1) Overview of New Assets to be Acquired" in the Securities Registration Statement filed on January 13, 2026, as well as to repay existing loans.

(Note) See the notice dated January 13, 2026, titled " Notice Concerning Acquisition and Rental of Trust Beneficiary Interest in Domestic Real Estate (SHIGA Biwako Residence and 4 Other Properties)" for details regarding SHIGA Biwako Residence.

3. Amount, use and outlay schedule of funds to be procured

(1) Amount of funds to be procured: 6,765 million JPY

(2) Specific use of funds to be procured: The funds will be allocated to the acquisition funds and related expenses for SHIGA Biwako Residence, one of the assets to be acquired, as well as to repay existing loans.

(3) Outlay schedule: April 1, 2026

4. Status of borrowings, etc., after this borrowing and early repayment

(Unit: million JPY)

	Before this borrowing and early repayment	After this borrowing and early repayment	Increase (decrease)
Short-term borrowings	200	200	0
Long-term borrowings maturing in one year or less	5,800	5,800	—
Long-term borrowings	26,691	33,256	6,565
Total borrowings	32,691	39,256	6,565
Investment corporation bonds	—	—	—
Total sum of borrowings and investment corporation bonds	32,691	39,256	6,565
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	32,691	39,256	6,565

5. Other

Other Concerning the risks associated with this borrowing, there is no significant change from the content of "Part 2. Reference Information; Section 2. Supplementary Reference Document Information, 3. Investment Risks" of the securities registration statement submitted on January 13, 2026 (as amended).

\* Tokaido REIT website: <https://www.tokaido-reit.co.jp>

This English press release is a translation of the Japanese original, provided for informational purposes only.

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