

March 26, 2026

Translation Purpose Only

For Immediate Release

REIT Issuer

Starts Proceed Investment Corporation  
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Kazuya Hiraide, Executive Director  
(Security Code: 8979)

Asset Management Company

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Notice Concerning Borrowing of Funds

Starts Proceed Investment Corporation (“SPI”) announces that it decided at the board of directors’ meeting held today to conduct borrowing of funds. The details are as follows.

1. Reason and Purpose of Borrowings

The borrowings will be conducted to allocate funds for part of the acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations) scheduled to be acquired on March 31, 2026 and April 24, 2026, and related expenses as described in “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate” dated today.

2. Details of Borrowings

	Term Loan 3H (Term:3.16years/Floating interest rate)
Lender	Resona Bank, Limited Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. The Chiba Bank, Ltd.
Loan amount	2,700 million yen
Scheduled drawdown date	March 31, 2026
Principal repayment date	May 24, 2029
Interest rate (Note 1)	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.500%
Interest payment date	The first interest payment date shall be the last day of April 2026, and for subsequent payments, the last day of each month (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.
Borrowing method	Loan agreements will be individually concluded for Term Loan 3H as of March 27, 2026, based on the basic loan agreement (hereinafter referred to as the “Basic Loan Agreement,” including subsequent revisions and addition of lenders (Note 2)) executed on November 19, 2009.
Principal repayment method	Lump-sum repayment on repayment date
Collateral/ Guarantee	Unsecured/ Unguaranteed

- (Note 1) • The base interest rate applicable to the calculation of interest payable on the interest payment day is the JBA 1-month Japanese Yen TIBOR published two business days prior to the interest payment date immediately preceding each interest payment date (drawdown date for the first interest payment date).
- After this, SPI will not announce the determination of interest rates for the concerned borrowings. For fluctuations in the Japanese Yen TIBOR of JBA, the base interest rate, please check the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).
- (Note 2) For the details of the Basic Loan Agreement, please refer to the press release “Notice Concerning Borrowing of Funds and Repayment of Borrowings” dated November 18, 2009.

### 3. Status of Interest-Bearing Liabilities (as of March 31, 2026)

(Unit: million yen)

	Before Payment (Note 1)	After Payment (Note 1)	Change (Note 1)
Current portion of long-term loans payable	10,020	10,020	-
Long-term loans payable	36,226	38,926	2,700
Total loans	46,246	48,946	2,700
Investment corporation bonds	7,000	7,000	-
Total investment corporation bonds	7,000	7,000	-
Total interest-bearing liabilities	53,246	55,946	2,700
LTV ratio (%) (Note 2)	54.0	55.2	1.2

(Note 1) All amounts indicated in the above table and below are rounded down to the nearest million yen.

(Note 2) LTV ratio is calculated as follows, rounded to the first decimal place.

$$\text{LTV ratio} = \text{Interest-bearing liabilities} \div (\text{Interest-bearing liabilities} + \text{Unitholders' capital}) \times 100$$

Unitholders' capital is 45,425 million yen as of the date of March 31, 2026.

### 4. Other

The risks associated with the repayment of borrowings, etc. do not change significantly from those detailed in “Investment Risks” in the periodic securities report (*yuka shoken hokokusho*) for the latest fiscal period, which was submitted on January 28, 2026.

\*SPI website: <https://www.sp-inv.co.jp/en/>