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Translation Purpose Only

For Immediate Release

REIT Issuer

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Asset Management Company

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Notice Concerning Borrowing of Funds and Conclusion of Interest Rate Swap Agreement

Starts Proceed Investment Corporation (“SPI”) announces that it decided at the Board of Directors meeting of SPI held today to conduct borrowing of funds and to conclude an interest rate swap agreement. The details are as follows.

1. Reason and Purpose of Borrowings
 Borrowings will be conducted to allocate funds as part of repayment of borrowings totaling 4,320 million yen maturing on May 22, 2026.
2. Details of Borrowings

	Term Loan 3I (Term:4years/Floating interest rate)	Term Loan 3J (Term:5years/Floating interest rate)
Lender	Resona Bank, Limited Aozora Bank, Ltd. Mizuho Bank, Ltd. The Musashino Bank, Ltd. The Chiba Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	Resona Bank, Limited Aozora Bank, Ltd. Mizuho Bank, Ltd. The Musashino Bank, Ltd. The Chiba Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited
Loan amount	2,160 million yen	2,160 million yen
Scheduled drawdown date	May 22, 2026	May 22, 2026
Principal repayment date	May 24, 2030	May 23, 2031
Interest rate (Note 1)	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.53%	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.59%
Interest payment date	The first interest payment date shall be the last day of May 2026, and for subsequent payments, the last day of every month thereafter (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 concluded for Term Loan 3I and 3J as of May 20, 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. Borrowings to Be Repaid

	Term Loan 2P (Term:6years/Floating interest rate)
Lender	Resona Bank, Limited Aozora Bank, Ltd. Mizuho Bank, Ltd. The Musashino Bank, Ltd. The Chiba Bank, Ltd. The Kagawa Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited
Repayment amount	4,320 million yen
Drawdown date	May 22, 2020
Principal repayment date	May 22, 2026
Interest rate	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.70%

(Note) In accordance with conclusion of the interest rate swap agreement, the actual interest rate on Term Loan 2P is, in effect, fixed at 0.920%.

4. Interest Rate Swap Agreement

(1) Reason to conclude the interest rate swap agreement

To hedge against risk of interest rate hike concerning Term Loan 3I, the borrowing to be conducted under the condition of floating interest rate as mentioned above.

(2) Details of the interest rate swap agreement

	Agreement concerning Term Loan 3I
Lender	Resona Bank, Limited.
Notional Principal Amount	2,160 million yen
Interest Rate, etc.	Fixed interest rate payable: to be determined (Note) Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.53%
Commencement Date	May 22, 2026
Termination Date	May 24, 2030
Payment Date	The first interest payment date shall be the last day of May 2026, and for subsequent payments, the last day of every month thereafter (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.

(Note) Fixed interest rate payable will be announced as soon as they are determined.

5. Status of Interest-Bearing Liabilities (as of May 22, 2026)

(Unit: million yen)

	Before Payment (Note 1)	After Payment (Note 1)	Change (Note 1)
Short-term loans payable	-	-	-
Current portion of long-term loans payable	10,020	5,700	(4,320)
Long-term loans payable	38,926	43,246	4,320
Total loans	48,946	48,946	-
Investment corporation bonds	7,000	7,000	-
Total investment corporation bonds	7,000	7,000	-
Total interest-bearing liabilities	55,946	55,946	-
LTV ratio (%) (Note 2)	55.2	55.2	-

(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 this document.

6. 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/>