

Information Memorandum

As of October 1, 2025

Investment Property Loan (Fixed rate)

| Eligibility | <ul style="list-style-type: none"> Applicants must be at least 18 years old and before or on their 80th birthday at the time of final repayment. Applicants must be eligible for group credit life insurance. Applicants must be Japanese or foreign citizens residing in Japan. Applicants must have a stable source of income and annual income must be over 10 million yen. <ul style="list-style-type: none"> * All legal documents, including the terms and conditions, are in Japanese. * English translations may be provided for reference only. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---|--------------------|-------------------|--------------------|-------------|--------------|------------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------------|-------------------|-------------------|-------------------|--------------------|--------------------|-------------|-------------|-------------|--------------|------------------------|-------------------|-------------------|-------------------|--------------------|-----------------------------------|-------------------|-------------------|-------------------|--------------------|--------------------|-------------|-------------|-------------|--------------|------------------------|-------------------|-------------------|-------------------|--------------------|-----------------------------------|-------------------|-------------------|-------------------|--------------------|
| Areas for which loans are available | <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 25%;">Tokyo</td> <td style="width: 25%;">Kanagawa</td> <td style="width: 25%;">Saitama</td> <td style="width: 25%;">Chiba</td> </tr> </table> <ul style="list-style-type: none"> * As of October 1, 2025 * The above areas are subject to change without notice at any time. | Tokyo | Kanagawa | Saitama | Chiba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tokyo | Kanagawa | Saitama | Chiba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Currency | Japanese yen | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use of funds | Funds for the purchase or construction of investment property (including the refinancing of investment property loans from other banks or companies). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Borrowing amount | <ul style="list-style-type: none"> Between 5 million yen and 100 million yen (in increments of 100,000 yen). The loan amount must be less than or equal to 80% of the purchase price or the assessed value of the collateral (as established by SMBC Trust Bank), whichever is lower. In the case of property purchase, property price must be equal to or more than 10 million yen. * Please note that loan to value ratios will depend on annual income, the real estate and other factors. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan term | 1 to 30 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest rate terms | <ul style="list-style-type: none"> Fixed rate loans of 3 years, 5 years, 7 years, or 10 years. Interest rates will be based on the investment property loan base interest rate for the interest rate term (3, 5, 7, and 10 years). For more information about interest rates, please visit your nearest SMBC Trust Bank branch, or call our dedicated Loan Promotion Dept. at 0120-004-847. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Initial interest rate change date | <p>The initial interest rate change date will vary according to the loan date and bonus repayment month you have selected.</p> <p>The new interest rate will be applied from the day following the day that the interest rate changes.</p> <p>Re-price date for customers who do not select increased bonus repayments, or customers who select December and June for increased bonus repayments</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="background-color: #d3d3d3;">Interest rate term</th> <th>3 year term</th> <th>5 year term</th> <th>7 year term</th> <th>10 year term</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Borrowing by August 31</td> <td>Dec 26 in 2 years</td> <td>Dec 26 in 4 years</td> <td>Dec 26 in 6 years</td> <td>Dec 26 in 9 years</td> </tr> <tr> <td style="background-color: #d3d3d3;">Borrowing on Sept 1 or thereafter</td> <td>Dec 26 in 3 years</td> <td>Dec 26 in 5 years</td> <td>Dec 26 in 7 years</td> <td>Dec 26 in 10 years</td> </tr> </tbody> </table> <p>Re-price date for customers who select January and July for increased bonus repayments</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="background-color: #d3d3d3;">Interest rate term</th> <th>3 year term</th> <th>5 year term</th> <th>7 year term</th> <th>10 year term</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Borrowing by August 31</td> <td>Jan 26 in 3 years</td> <td>Jan 26 in 5 years</td> <td>Jan 26 in 7 years</td> <td>Jan 26 in 10 years</td> </tr> <tr> <td style="background-color: #d3d3d3;">Borrowing on Sept 1 or thereafter</td> <td>Jan 26 in 4 years</td> <td>Jan 26 in 6 years</td> <td>Jan 26 in 8 years</td> <td>Jan 26 in 11 years</td> </tr> </tbody> </table> <p>Re-price date for customers who select February and August for increased bonus repayments</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="background-color: #d3d3d3;">Interest rate term</th> <th>3 year term</th> <th>5 year term</th> <th>7 year term</th> <th>10 year term</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Borrowing by August 31</td> <td>Feb 26 in 3 years</td> <td>Feb 26 in 5 years</td> <td>Feb 26 in 7 years</td> <td>Feb 26 in 10 years</td> </tr> <tr> <td style="background-color: #d3d3d3;">Borrowing on Sept 1 or thereafter</td> <td>Feb 26 in 4 years</td> <td>Feb 26 in 6 years</td> <td>Feb 26 in 8 years</td> <td>Feb 26 in 11 years</td> </tr> </tbody> </table> | Interest rate term | 3 year term | 5 year term | 7 year term | 10 year term | Borrowing by August 31 | Dec 26 in 2 years | Dec 26 in 4 years | Dec 26 in 6 years | Dec 26 in 9 years | Borrowing on Sept 1 or thereafter | Dec 26 in 3 years | Dec 26 in 5 years | Dec 26 in 7 years | Dec 26 in 10 years | Interest rate term | 3 year term | 5 year term | 7 year term | 10 year term | Borrowing by August 31 | Jan 26 in 3 years | Jan 26 in 5 years | Jan 26 in 7 years | Jan 26 in 10 years | Borrowing on Sept 1 or thereafter | Jan 26 in 4 years | Jan 26 in 6 years | Jan 26 in 8 years | Jan 26 in 11 years | Interest rate term | 3 year term | 5 year term | 7 year term | 10 year term | Borrowing by August 31 | Feb 26 in 3 years | Feb 26 in 5 years | Feb 26 in 7 years | Feb 26 in 10 years | Borrowing on Sept 1 or thereafter | Feb 26 in 4 years | Feb 26 in 6 years | Feb 26 in 8 years | Feb 26 in 11 years |
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| Interest rate change rules after the initial applicable interest rate period ends | <ul style="list-style-type: none"> • After the initial interest rate period ends, the interest rate will be determined based on the investment property loan base rate (fixed rate) as of the month preceding each interest rate change. • By applying during the period specified by SMBC Trust Bank, you can select an investment property loan with a fixed rate for 3, 5, 7, or 10 years (called a "fixed rate reselection"). However, there is a fee for making this selection. If you do not apply during the application period, your loan will be a fixed rate loan (1 year) that is subject to review every year. The same rule will be applied on future interest rate changes. • The Application period for fixed rate reselection: From the 8th day of the month preceding each interest rate change date to the 12th day of the month of the change date (by 4:30 p.m. by phone, by 3:00 p.m. at branches). * If the last day of the period falls on a bank holiday, the following business day applies. • The amount of repayment (total amount of interest and principal), and the interest rate will be revised according to the interest rate term you select. • You cannot change to another interest rate term during the period when a particular interest rate applies. • You cannot change from a fixed rate to a floating rate (1 year renewal). • The interest rate change date after "fixed rate reselection" will be the re-price date of the newly selected interest period type. The same rule will be applied on future "fixed rate reselections." | | | | |
| Repayment method | <table border="1"> <tr> <td data-bbox="240 730 395 1014">Scheduled payments</td> <td data-bbox="395 730 1505 1014"> <ul style="list-style-type: none"> • Equal repayments of principal and interest. Payments will be automatically deducted from the repayment account on the 26th of each month (on the following business day if this day falls on a bank holiday). Repayment amounts (total of principal and interest), will be fixed until the loan interest rate changes. • Customers can make semiannual repayments in addition to monthly repayments. June and December, July and January, or August and February can be selected as the months for increased bonus repayments. • The amount of loan amount allocated for increased bonus repayment is limited to 50% of the total loan amount. </td> </tr> <tr> <td data-bbox="240 1014 395 1223">Early repayments</td> <td data-bbox="395 1014 1505 1223"> <p><Partial early repayments></p> <ul style="list-style-type: none"> • Reduced period type: By phone, mail, or at branches • Repayment amount mitigation type: At branches or by mail (cannot be made by phone) <p><Full early repayment></p> <p>By mail or at branches (cannot be made by phone)</p> <p>* See the corresponding section below for details about fees.</p> </td> </tr> </table> | Scheduled payments | <ul style="list-style-type: none"> • Equal repayments of principal and interest. Payments will be automatically deducted from the repayment account on the 26th of each month (on the following business day if this day falls on a bank holiday). Repayment amounts (total of principal and interest), will be fixed until the loan interest rate changes. • Customers can make semiannual repayments in addition to monthly repayments. June and December, July and January, or August and February can be selected as the months for increased bonus repayments. • The amount of loan amount allocated for increased bonus repayment is limited to 50% of the total loan amount. | Early repayments | <p><Partial early repayments></p> <ul style="list-style-type: none"> • Reduced period type: By phone, mail, or at branches • Repayment amount mitigation type: At branches or by mail (cannot be made by phone) <p><Full early repayment></p> <p>By mail or at branches (cannot be made by phone)</p> <p>* See the corresponding section below for details about fees.</p> |
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| Security | <ul style="list-style-type: none"> • SMBC Trust Bank will pledge a first mortgage on purchased or newly built real estate, or on real estate which is subject to refinancing. (You will be charged separate fees for setting collateral.) • The total number of units in a building to be collateralized is limited to a maximum of 4 units. • The subscription to property insurance is not a requirement for the loan contract. (SMBC Trust Bank recommends the owner(s) of collateral real estate to subscribe to property insurance against damage by fire, earthquake, etc. in order to be financially prepared to such risk.) <p>* We do not provide loans for properties that do not meet the Building Standard Law (e.g., exceeding the building-to-land ratio or floor area-to-land ratio) or for contracts that partially omit the registration of the transfer of ownership (so-called three-way contracts, new abbreviated interim registration).</p> | | | | |
| Guarantor | Not required. | | | | |
| Credit guarantee fees or surety fees | Not required. | | | | |
| Group credit life insurance | <ul style="list-style-type: none"> • A borrower is required to enroll in the group credit life insurance policy specified by SMBC Trust Bank. • SMBC Trust Bank will bear the cost of the insurance premiums (main contract). If the rider of cancer coverage (and the living needs rider) * is added, the prescribed interest will be added to the applicable interest rate for the entire term of the loan (the discount on the base interest rate will be adjusted). • Group credit life insurance (main contract) covers the outstanding loan balance up to 200 million yen (including the rider of cancer coverage up to 100 million yen). <p>* Applied to those insurance applications with notification date on or after April 1, 2024.</p> <p>* Please refer to "Group Credit Life Insurance Document for Insured Person (Summary of Contract and Information for Attention)" for details.</p> | | | | |

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| Fees | Administrative fees at time of loan | <ul style="list-style-type: none"> • A Plan: 2.2% of total loan amount (including tax) • B Plan: 22,000 yen (including tax) * A Plan is available only for the fixed rate loan (10 years). * The interest rate will depend on whether customers choose Plan A or Plan B. For more information about interest rates, please visit the SMBC Trust Bank website, your nearest SMBC Trust Bank branch or call our dedicated Loan Promotion Dept. at 0120-004-847. * A borrower must bear all associated costs, including mortgage registration fees and stamp duties, etc. |
| | Fees for partial early repayment | <ul style="list-style-type: none"> - By phone : Free of charge * Reduced period type only. - At branches or by mail : 5,500 yen (including tax) for each request. * Reduced period type and repayment amount mitigation type. |
| | Fees for full early repayment | 1.1% of outstanding balance (including tax) |
| | Other fees | Fees for fixed rate reselection: 5,500 yen (including tax) for each request. |
| Branches and contact information | Branches of SMBC Trust Bank Ltd. (belonging to the PRESTIA) that are set up to handle said transactions. * For more information, please visit our branches, or call our dedicated Loan Promotion Dept. at 0120-004-847. | |
| SMBC Trust Bank uses the following Designated Dispute Resolution Organization: | Japanese Bankers Association Contact : Japanese Bankers Association Service Desk Phone : 0570-017109 or 03-5252-3772 | |
| Other matters that might be of importance: | <ul style="list-style-type: none"> • Loans cannot be combined with loans from other banks or companies. • Staff at our branches and Loan Promotion Dept. would be glad to calculate sample investment property loan repayment scenarios. Please feel free to ask. • Please be aware that the decision to extend the loan is based on the screening of the applications. We may not always be able to meet your request. | |

SMBC Trust Bank Ltd.