

September 1, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-7-2 Otemachi, Chiyoda-ku, Tokyo
SANKEI REAL ESTATE Inc.
Representative: Yuichi Ota, Executive Director
(TSE code: 2972)

Asset Management Company
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Notice Concerning Borrowing of Funds (Determination of Interest Rate)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces that it decided the interest rate for the fixed rate loans as announced on August 26, 2022 in the "Notice Concerning Borrowing of Funds (Refinancing)", as follows.

Long-term loan

i	Lenders	Loan syndicate with Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as the arrangers
ii	Borrowing amount	5,900 million yen
iii	Interest rate	0.79285% (fixed interest rate)
iv	Scheduled borrowing date	September 5, 2022
v	Borrowing method	Conclusion of individual loan agreement on September 1, 2022 with the lenders shown above
vi	Maturity date	March 5, 2027
vii	Repayment method	Lump-sum repayment at maturity
viii	Interest payment due date	The first interest payment due date shall be December 5, 2022, followed by the 5th of every March, June, September and December thereafter, and the maturity date
ix	Security	Unsecured and non-guaranteed

* SANKEI REAL ESTATE Inc. website: <https://www.s-reit.co.jp/en/>