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For Immediate Release

Real Estate Investment Trust Securities Issuer
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SANKEI REAL ESTATE Inc.
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(TSE code: 2972)

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Notice Concerning Execution of a Line of Credit Loan Master Agreement (Uncommitted)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces its decision made today for the Execution of a Line of Credit Loan Master Agreement (Uncommitted) (the "Master Agreement") as follows.

1. Purpose of the Master Agreement

SANKEI REAL ESTATE has decided to enter into the Master Agreement for maintaining funding flexibility and stronger financial foundation in order to acquire assets and repay borrowings.

This is a renewal of the line of credit loan master agreement (uncommitted) with Mizuho Bank, Ltd., due to the expiration of the existing agreement on May 9, 2023.

2. Outline of the Master Agreement

i	Counter party	Mizuho Bank, Ltd.
ii	Maximum amount	1,500 million yen
iii	Contract date	May 9, 2023 (scheduled)
iv	Contract period	May 9, 2023 to May 9, 2024 (scheduled)
v	Collateral	Unsecured and Unguaranteed

3. Other

Concerning the risks associated with the Borrowings related to the Master Agreement, there is no significant change from the content of "Part 1. Fund Information; Section 1. Status of Fund; (3) Investment Risks" in the annual securities report submitted on November 29, 2022.

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