

For Immediate Release

Real Estate Investment Trust Securities Issuer

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SANKEI REAL ESTATE Inc.

Representative: Yuichi Ota, Executive Director

(TSE code: 2972)

Asset Management Company

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Notice Concerning Partial Early Repayment of Borrowings

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces today that it decided to conduct partial early repayment of borrowings (the “Early Repayment”), as follows.

## 1. Early Repayment

## (1) Details of borrowings to be repaid

- i. Lender: Mizuho Bank, Ltd.
- ii. Borrowing amount: 6,800 million yen
- iii. Interest rate: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35%
- iv. Borrowing date: March 30, 2023
- v. Borrowing method: Borrowing based on individual loan agreement dated March 28, 2023 with the lenders shown above
- vi. Maturity date: March 30, 2024
- vii. Repayment method: Lump-sum repayment at maturity
- viii. Security: Unsecured and non-guaranteed

## (2) Amount to be repaid in the Early Repayment

400 million yen

## (3) Balance after the Early Repayment

6,400 million yen

## (4) Scheduled date of the Early Repayment

September 29, 2023

## (5) Funds for repayment

Portion of the proceeds from the partial disposition of Trust Beneficiary Rights in Domestic Real Estate announced on August 29, 2023 is to be allocated to the Early Repayment.

**2. Status of borrowings, etc. after the Early Repayment**

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase (Decrease)
Short-term borrowings (Note)	6,800	6,400	(400)
Long-term borrowings (Note)	50,200	50,200	—
Repayment due within one year	7,600	7,600	—
Total borrowings	57,000	56,600	(400)
Investment corporation bonds	—	—	—
Total borrowings and investment corporation bonds	57,000	56,600	(400)

(Note) "Short-term borrowings" refers to borrowings for which the period from the borrowing date to the maturity date is one year or less.

"Long-term borrowings" refers to borrowings for which the period from the borrowing date to the maturity date is longer than one year.

**3. Other**

Concerning the risks associated with the Early Repayment, 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 May 29, 2023.

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