

January 30, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer

2-3-4 Uchikanda, Chiyoda-ku, Tokyo

SANKEI REAL ESTATE Inc.

Representative: Yuichi Ota, Executive Director

(TSE code: 2972)

Asset Management Company

Sankei Building Asset Management Co., Ltd.

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President and Chief Executive Officer

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Notice Concerning Early Repayment of Borrowings

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces today that it decided to conduct 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: 6,400 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

6,400 million yen

(3) Scheduled date of the Early Repayment

February 29, 2024

(4) Funds for repayment

Portion of the proceeds from the disposition of Trust Beneficiary Rights in Domestic Real Estate announced today is to be allocated to the Early Repayment. For details of the disposition of Trust Beneficiary Rights in Domestic Real Estate, please refer to “Notice of Large-scale Portfolio Rebalancing (the Disposition and Acquisition of Trust Beneficiary Rights in Domestic Real Estate)” separately announced today.

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)	6,400	—	(6,400)
Long-term borrowings (Note)	50,200	50,200	—
Repayment due within one year	7,600	7,600	—
Total borrowings	56,600	50,200	(6,400)
Investment corporation bonds	—	—	—
Total borrowings and investment corporation bonds	56,600	50,200	(6,400)

(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 November 29, 2023.

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