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Translation Purpose Only

For Immediate Release

REIT Issuer

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Asset Management Company

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Notice Concerning Completion of Disposition of Asset and Payment before Maturity

Starts Proceed Investment Corporation (“SPI”) announces that the disposition of the asset below, which was announced in the Notice Concerning Acquisition and Disposition of Trust Beneficiary Interest in Domestic Real Estate dated March 27, 2024, was completed on April 26, 2024, and that SPI will repay before maturity part of the loan that was announced in the Notice Concerning Borrowing of Funds dated March 27, 2024 (the “Payment before Maturity”). Details are as follows.

1. Overview of Transfer

Property No.	Property name	Location	Buyer	Disposition price (thousand yen) (Note 1)
C-23	Proceed Toritsudaigaku	Meguro-ku, Tokyo	A domestic limited liability company	915,000

(Note 1) Disposition price does not include miscellaneous acquisition-related expenses, fixed property taxes, city planning taxes, consumption taxes and local consumption taxes.

(Note 2) For the details of the disposition of the asset above, please refer to the Notice Concerning Acquisition and Disposition of Trust Beneficiary Interest in Domestic Real Estate published on March 27, 2024.

2. Details of the Early Repayment

(1) Details of Borrowings Subject to the Early Repayment

	Term Loan 3B (eight months, floating interest rate)
Lender	Resona Bank, Limited
Loan Amount	4,000 million yen
Drawdown Date	March 29, 2024
Principal Repayment Date	November 22, 2024
Interest Rate	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.33%
Interest Payment Date	The interest payment dates shall be the last day of April 2024 and the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.
Borrowing Method	Borrowings under a loan agreement (Term Loans 3B) concluded on March 27, 2024. The lender is the lender stated above.
Principle Repayment Method	Paid in full upon maturity
Collateral	Unsecured
Guarantee	Unguaranteed

(Note) For more details, please refer to Notice Concerning Borrowing of Funds dated March 27, 2024.

(2) Amount of the Early Repayment: 915 million yen

(3) Date of Payment before Maturity: April 30, 2024

(4) Funds for Payment before Maturity: proceeds from the disposition of Proceed Toritsu Daigaku on April 26, 2024

3. Status of Interest-Bearing Liabilities After Borrowing (as of April 30, 2024)

(Unit: million yen)

	Before Borrowing (Note 1)	After Borrowing (Note 1)	Change (Note 1)
Short-term loans payable	4,000	3,085	(915)
Current portion of long-term loans payable	8,761	8,761	-
Long-term loans payable	39,085	39,085	-
Total loans	51,846	50,931	(915)
Current portion of investment corporation bonds	1,000	1,000	-
Investment corporation bonds	4,000	4,000	-
Total investment corporation bonds	5,000	5,000	-
Total interest-bearing liabilities	56,846	55,931	(915)
LTV ratio (%) (Note 2)	54.5	54.1	(0.4)

(Note 1) All amounts in the table above and the amount below are rounded down to the nearest million yen.

(Note 2) LTV ratio = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' capital) × 100. The percentage is rounded to the first decimal place. Unitholders' capital is 47,536 million yen as of the date of this document.

4. Future Outlook

The Payment before Maturity is included in the assumptions for the revision to the management status and distribution forecasts described in the Notice Concerning Revision of Management Status and Distribution Forecasts for the Fiscal Period Ending April 2024 (37th Fiscal Period) and the Fiscal Period Ending October 2024 (38th Fiscal Period) dated March 27, 2024, and the management status forecast remains unchanged.

5. Other

Regarding the risks concerning the Payment before Maturity, etc. in relation to debt financing, there are no material changes from the "Investment risks" in the latest semiannual securities report (submitted on January 29, 2024).

* Starts Proceed website: <https://www.sp-inv.co.jp/en/>