

English Translation

For Immediate Release

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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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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, 2025.

2. Outline of the Master Agreement

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	i	Counter party	Mizuho Bank, Ltd.
	ii	Maximum amount	1,500 million yen
	iii	Contract date	May 9, 2025 (scheduled)
	iv	Contract period	May 9, 2025 to May 9, 2026 (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 28, 2024.

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

[&]quot;This notice is the English translation of the original Japanese document and is provided solely for information purposes.

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