

August 25, 2025

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.
Representative: Yuichi Ota
President and Chief Executive Officer
Contact: Akio Watanabe
Director and Chief Finance & IR Officer
TEL: +81-3-5542-1316

Notice Concerning Borrowing of Funds (Refinancing)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces its decision made today for partial refinancing of its existing loans (hereinafter, the "Refinancing") as follows.

1. Details of the Refinancing

Long-term loan (Note 1)

i	Lenders	Loan syndicate with Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as the arrangers
ii	Borrowing amount	5,500 million yen
iii	Interest rate	Base rate (JBA 1-month Japanese Yen TIBOR) + 0.425% (Note 2)
iv	Scheduled borrowing date	September 2, 2025 (Note 3)
v	Borrowing method	Conclusion of individual loan agreement on August 29, 2025 (scheduled) with the lenders shown above
vi	Maturity date	March 2, 2029 (Note 3) (Note 4)
vii	Repayment method	Lump-sum repayment at maturity (Note 5)
viii	Interest payment due date	The first interest payment due date shall be October 2, 2025, followed by the 2nd of every calendar month thereafter, and the maturity date (Note 4)
ix	Security	Unsecured and non-guaranteed (Note 6)

(Note 1) "Long-term loan" refers to borrowing for a period from the scheduled borrowing date to the maturity date of more than one year.

(Note 2) Base rate will be: JBA 1 Month Japanese Yen TIBOR announced by JBA TIBOR Administration as of two business days prior to the immediately preceding interest payment date (planned borrowing date for the first interest calculation period). For the JBA Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>). The interest rates for borrowing quoted hereto are based on those scheduled as of today and may be changed before the final execution date of borrowing.

(Note 3) "Scheduled borrowing date" and "Maturity date" are the scheduled dates as of August 25, 2025, and may be changed before the final execution date of borrowing.

(Note 4) If the relevant date is not a business day, then it shall be the next business day, but if that next business day falls into the next calendar month, then it shall be the business day preceding the relevant date.

(Note 5) During the period from the abovementioned borrowing date to the maturity date, SANKEI REAL ESTATE may make early repayment of loans, in whole or in part, if SANKEI REAL ESTATE gives prior written notice and other certain terms and conditions are met.

(Note 6) SANKEI REAL ESTATE concluded a basic agreement on the borrowing of funds on March 7, 2019, and will conclude an individual loan agreement with the lenders shown above based on the basic agreement (including subsequent changes, etc.). In such individual loan agreement, provision of collateral is not assumed at the time of borrowing, but financial restrictions such as maintaining certain figures of financial indicators based on assets and liabilities will be set.

"This notice is the English translation of the original Japanese document and is provided solely for information purposes.

There is no assurance as to the accuracy and/or the completeness of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail."

2. Reason and Target of the Refinancing

(1) Reason for the Refinancing

To repay 6,200 million yen of the following loan due for repayment on September 2, 2025.

(2) Target of the Refinancing

Long-term loan

i	Lenders	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Development Bank of Japan Inc., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Trust Bank, Limited., SBI Shinsei Bank, Limited, Resona Bank, Limited., THE NISHI-NIPPON CITY BANK, LTD., Kansai Mirai Bank, Limited and The Chiba Bank, Ltd.
ii	Borrowing amount	6,200 million yen
iii	Interest rate	0.29655%
iv	Borrowing date	September 2, 2021
v	Borrowing method	Conclusion of individual loan agreement on August 31, 2021, with the lenders shown above
vi	Maturity date	September 2, 2025
vii	Repayment method	Lump-sum repayment at maturity
viii	Interest payment due date	The first interest payment due date shall be December 2, 2021, followed by the 2nd of every March, June, September and December thereafter, and the maturity date
ix	Security	Unsecured and non-guaranteed

(Note) For details of the above this Refinancing, please refer to "Notice Concerning Borrowing of Funds and Partial Refinancing of Existing Borrowings" dated August 16, 2021.

3. Status of Loans, etc. after the Refinancing

(Unit: million yen)

	Before the Refinancing	After the Refinancing	Increase (Decrease)
Short-term loans (Note)	—	—	—
Long-term loans (Note)	50,200	49,500	(700)
Repayment due within one year	16,400	10,200	(6,200)
Total loans	50,200	49,500	(700)
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	50,200	49,500	(700)

(Note) "Short-term loan" refers to borrowing for a period from the borrowing date to the maturity date of one year or less. "Long-term loan" refers to borrowing for a period from the borrowing date to the maturity date of more than one year.

4. Other

Concerning the risks associated with the Refinancing, 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 28, 2025.

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