

October 13, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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SANKEI REAL ESTATE Inc.
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(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 Borrowing to be prepaid

i	Lender	Mizuho Bank, Ltd.
ii	Borrowing amount	16,400 million yen
iii	Interest rate	Base rate (JBA 1-month Japanese Yen TIBOR) + 0.50%
iv	Borrowing date	September 2, 2026
v	Borrowing method	Conclusion of individual loan agreement on August 31, 2026 with the lender shown above
vi	Maturity date	March 5, 2027
vii	Repayment method	Lump-sum repayment at maturity
viii	Interest payment due date	The first interest payment due date shall be October 2, 2026, followed by the 2nd of every calendar month thereafter, and the maturity date
ix	Security	Unsecured and non-guaranteed

(Note) For more details of the above Borrowing to be prepaid, please refer to "Notice Concerning Borrowing of Funds (Refinancing)" dated August 26, 2026.

(2) Amount to be repaid in the Early Repayment

7,500 million yen

(3) Balance after the Early Repayment

8,900 million yen

(4) Scheduled date of the Early Repayment

November 2, 2026

(5) Funds for repayment

The proceeds from the disposition of Domestic Real Estate Trust Beneficiary Right announced today and funds on hand are to be allocated to the Early Repayment. For details of the disposition of Domestic Real Estate Trust Beneficiary Right, please refer to "Notice Concerning Completion of Disposition of Domestic Real Estate Trust Beneficiary Right" 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)	16,400	8,900	(7,500)
Long-term borrowings (Note)	33,100	33,100	-
Repayment due within one year	9,600	9,600	-
Total borrowings	49,500	42,000	(7,500)
Investment corporation bonds	-	-	-
Total borrowings and investment corporation bonds	49,500	42,000	(7,500)

(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 28, 2026.

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