

March 10, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer  
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 (TSE code: 2972)

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Notice Concerning Borrowing of Funds (Determination of Interest Rate)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces that it decided the interest rate for the fixed rate loans as announced on February 26, 2025 in the "Notice Concerning Borrowing of Funds (Refinancing)", as follows.

Long-term loan

i	Lenders	Loan syndicate with Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as the arrangers
ii	Borrowing amount	796 million yen
iii	Interest rate	1.90375 % (fixed interest rate)
iv	Scheduled borrowing date	March 12, 2025
v	Borrowing method	Conclusion of individual loan agreement on March 10, 2025 with the lenders shown above
vi	Maturity date	March 12, 2030
vii	Repayment method	Lump-sum repayment at maturity
viii	Interest payment due date	The first interest payment due date shall be June 12, 2025, followed by the 12th of every September, December, March and June thereafter, and the maturity date
ix	Security	Unsecured and non-guaranteed

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

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