

For Immediate Release

## Real Estate Investment Trust Securities Issuer

1-7-2 Otemachi, Chiyoda-ku, Tokyo

SANKEI REAL ESTATE Inc.

Representative: Yuichi Ota, Executive Director

(TSE code: 2972)

## Asset Management Company

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Representative: Yuichi Ota

President and Chief Executive Officer

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Notice Concerning Early Repayment of Borrowings

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces today that it decided to conduct early repayment of borrowings (the "Early Repayment"), as follows.

## 1. Early Repayment

## (1) Details of borrowings to be repaid in the Early Repayment

- i. Lender: Mizuho Bank, Ltd.  
Sumitomo Mitsui Banking Corporation
- ii. Borrowing amount: 613,736,000 yen
- iii. Interest rate: Base rate (JBA 1-month Japanese Yen TIBOR) + 0.150%
- iv. Drawdown date: March 12, 2019
- v. Borrowing method: Conclusion of individual loan agreement on March 7, 2019 with the lenders shown above
- vi. Maturity date: March 12, 2020
- vii. Repayment method: Lump-sum repayment at maturity
- viii. Security: Unsecured and non-guaranteed

(Note) Payment of settlement money, etc. will be required with the Early Repayment but the impact on SANKEI REAL ESTATE will be minimal.

## (2) Amount to be repaid in the Early Repayment (principal amount)

613,736,000 yen

## (3) Scheduled date of the Early Repayment

December 23, 2019

## (4) Funds for repayment

Consumption tax refund for the property acquired by SANKEI REAL ESTATE on March 12, 2019 is scheduled to be allocated to the Early Repayment.

**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	5,369	4,756	(613)
Long-term borrowings	29,200	29,200	0
Total borrowings	34,569	33,956	(613)
Investment corporation bonds	—	—	—
Total borrowings and investment corporation bonds	34,569	33,956	(613)
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	34,569	33,956	(613)

(Note 1) "Short-term borrowings" refers to borrowings for which the period from the drawdown date to the maturity date is one year or less.

"Long-term borrowings" refers to borrowings for which the period from the drawdown date to the maturity date is more than one year.

(Note 2) Figures are rounded down to the nearest specified unit.

**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 November 27, 2019.

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