

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 Representative Director

Contact: Atsushi Mukai

Director and Chief Finance & IR Officer

TEL: +81-3-5542-1316

Notice Concerning Partial Amendment to
“Notice Concerning Acquisition and Leasing of Trust Beneficiary Rights in Domestic Real Estate”

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces that it made partial amendments to “Notice Concerning Acquisition and Leasing of Trust Beneficiary Rights in Domestic Real Estate” announced on March 20, 2023. The amended parts are underlined.

[Amended Part]

Page 11

Reference Material 1 Portfolio List After Acquisition of the To-Be-Acquired Assets

<Before Amendment>

Asset type	Property number	Property name	Location	(Planned) acquisition price (Note 1)		Appraisal value (million yen) (Note 2)	Actual or planned acquisition date (Note 3)
				Price (million yen)	Investment ratio (%)		
Office building	(Omitted)						
	A-11	Miyazakidai Garden Office	Miyamae-ku, Kawasaki-shi, Kanagawa	2,800	2.7	<u>2,740</u>	September 2, 2021
	(Omitted)						
Subtotal (average)			-	85,074	82.4	<u>92,580</u>	-
Sub assets	B-1	Hotel Intergate Tokyo Kyobashi	Chuo-ku, Tokyo	8,961	8.7	<u>9,050</u>	March 12, 2019
	(Omitted)						
	Subtotal (average)			-	18,193	17.6	<u>18,610</u>
Total (average)			-	103,267	100.0	<u>111,190</u>	-

<After Amendment>

Asset type	Property number	Property name	Location	(Planned) acquisition price (Note 1)		Appraisal value (million yen) (Note 2)	Actual or planned acquisition date (Note 3)
				Price (million yen)	Investment ratio (%)		
Office building	(Omitted)						
	A-11	Miyazakidai Garden Office	Miyamae-ku, Kawasaki-shi, Kanagawa	2,800	2.7	<u>2,730</u>	September 2, 2021
	(Omitted)						
Subtotal (average)			-	85,074	82.4	<u>92,570</u>	-
Sub assets	B-1	Hotel Intergate Tokyo Kyobashi	Chuo-ku, Tokyo	8,961	8.7	<u>9,040</u>	March 12, 2019
	(Omitted)						
	Subtotal (average)			-	18,193	17.6	<u>18,600</u>
Total (average)			-	103,267	100.0	<u>111,170</u>	-

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