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For Immediate Release

Real Estate Investment Trust Securities Issuer

2-3-4 Uchikanda, Chiyoda-ku, Tokyo

SANKEI REAL ESTATE Inc.

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(TSE code: 2972)

Asset Management Company

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Notice Concerning Acquisition of CASBEE Certification for Real Estate

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that one of the portfolio assets as described below has acquired today the highest "Rank S" under CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Certification for Real Estate.

1. Overview of "CASBEE for Real Estate" Certification

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system for comprehensively assessing and ranking the environmental performance of buildings with regard to aspects such as the enhancement of environmental quality and performance including indoor comfort and consideration for the landscape, in addition to the aspect of environmental consideration such as energy-saving and the use of materials and equipment with a lower environmental burden.

CASBEE for Real Estate was developed for the purpose of using the environmental assessment of buildings prepared in accordance with CASBEE to evaluate real estate. It is scored by five evaluation items: energy & greenhouse gases, water, resource use & safety, biodiversity & land and indoor environment. By doing this, it is evaluated by four ranks: S, A, B+ and B.

For details of this certification program, please refer to the following website.

<https://www.ibec.or.jp/CASBEE/certification/certification.html>

2. CASBEE-Certified Property and its Rating

Property Name	Location	Certification Rank
Shinagawa Seaside TS Tower	4-12-3 Higashi-Shinagawa, Shinagawa-ku, Tokyo	Rank S ★★★★★

3. Future Initiatives

SANKEI REAL ESTATE Inc., based on the understanding that consideration for the sustainability on Environment, Society and Governance is essential for the enhancement of our competitive edge and the unitholders' value over the medium to long term, continue to promote sustainability initiative based on our "Sustainability Policy".

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

<Attachment>

Overview of the Certified Property

<Attachment>

Overview of the Certified Property

Shinagawa Seaside TS Tower (50% quasi co-ownership interest in sectional ownership of the building, etc.)



Rank S ★★★★★

【Major Evaluation Points】

- Energy saving performance
- High seismic performance
- Active use of recycled materials for the framework
- Excellent transportation convenience

Location : 4-12-3 Higashi-Shinagawa, Shinagawa-ku, Tokyo

Total Floor Area : 52,977m² (Note)

Construction : July 25, 2003

Completion

Floors : 25 floors above ground and 2 below ground

(Note) "The total floor area" shows the total floor area of the buildings under sectional ownership, out of which SANKEI REAL ESTATE owns quasi co-ownership (50%) of trust beneficiary rights in both sectional ownership of the office portion of the buildings and co-ownership interest in sectional ownership of the parking portion of the buildings.