

June 30, 2023

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)

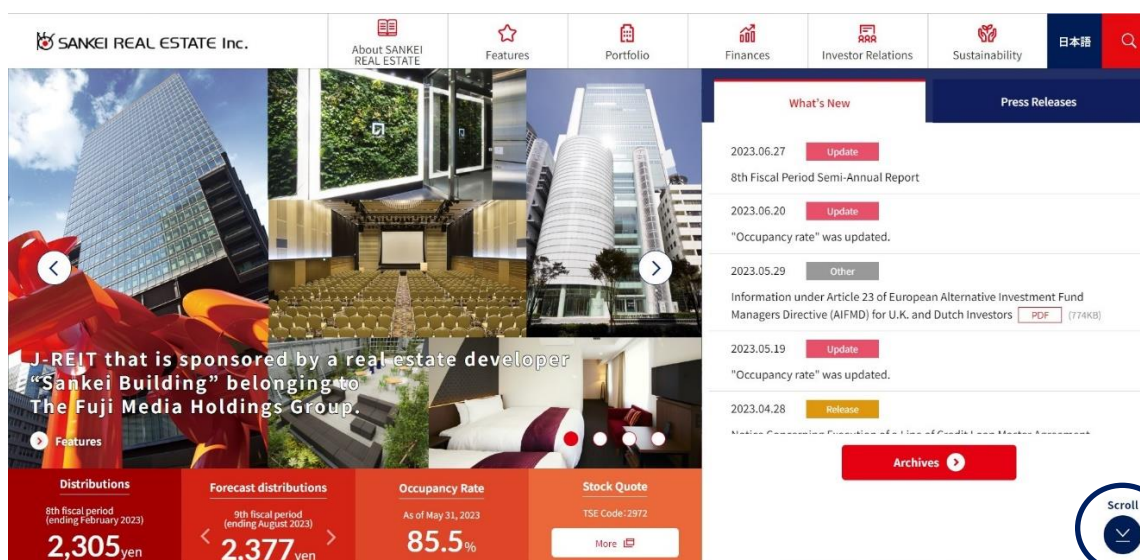
Asset Management Company
 Sankei Building Asset Management Co., Ltd.
 Representative: Yuichi Ota
 President and Chief Executive Officer
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Notice Concerning Website Renewal

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces that it has renewed its website. Below are the key points of the renewal which was performed with the aim of providing investors with easy-to-understand information and enhancing information disclosure.

1. One-stop availability of the latest information on top page (<https://www.s-reit.co.jp/en/>)

In consideration of convenience for both first-time and frequent visitors to the website, the latest information including “What’s New”, “Distributions”, and “Occupancy rates” is displayed on the top page. This enables visitors to acquire the latest information simply by accessing the top page. Clicking on the scroll button provided newly on the bottom right of the top page takes visitors to "Portfolio" and "Latest Financial Materials," both of which have been formatted compactly to enhance readability.

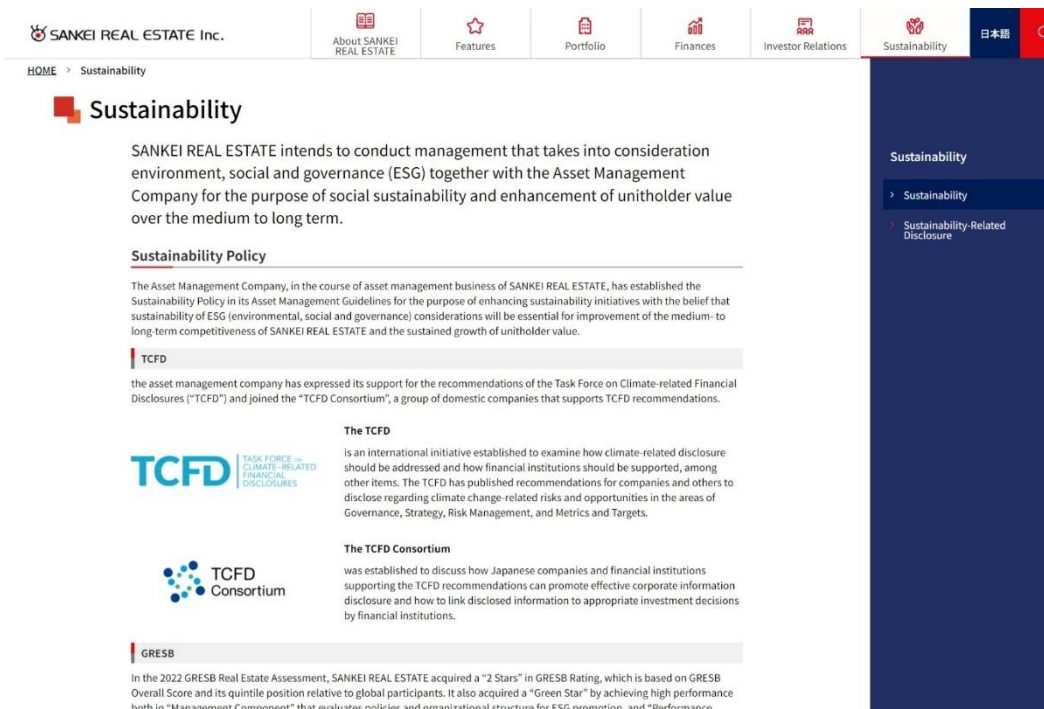


Top Page

Scroll button provided

2. Newly established sustainability page (<https://www.s-reit.co.jp/en/sustainability/>)

SANKEI REAL ESTATE has newly established a dedicated page on sustainability. SANKEI REAL ESTATE, together with the Asset Management Company will enhance information disclosure on this page going forward with the aim of improving social sustainability as well as unitholder value over the medium to long term.



SANKEI REAL ESTATE Inc.

HOME > Sustainability

Sustainability

SANKEI REAL ESTATE intends to conduct management that takes into consideration environment, social and governance (ESG) together with the Asset Management Company for the purpose of social sustainability and enhancement of unitholder value over the medium to long term.

Sustainability Policy

The Asset Management Company, in the course of asset management business of SANKEI REAL ESTATE, has established the Sustainability Policy in its Asset Management Guidelines for the purpose of enhancing sustainability initiatives with the belief that sustainability of ESG (environmental, social and governance) considerations will be essential for improvement of the medium- to long-term competitiveness of SANKEI REAL ESTATE and the sustained growth of unitholder value.

TCFD

the asset management company has expressed its support for the recommendations of the Task Force on Climate-related Financial Disclosures ("TCFD") and joined the "TCFD Consortium", a group of domestic companies that supports TCFD recommendations.

The TCFD is an international initiative established to examine how climate-related disclosure should be addressed and how financial institutions should be supported, among other items. The TCFD has published recommendations for companies and others to disclose regarding climate change-related risks and opportunities in the areas of Governance, Strategy, Risk Management, and Metrics and Targets.

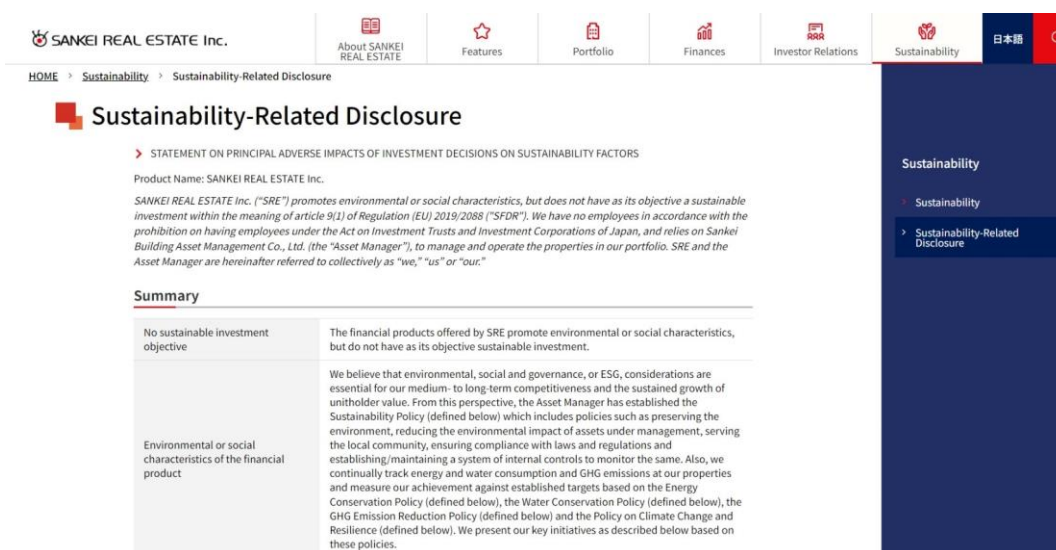
The TCFD Consortium was established to discuss how Japanese companies and financial institutions supporting the TCFD recommendations can promote effective corporate information disclosure and how to link disclosed information to appropriate investment decisions by financial institutions.

GRESB

In the 2022 GRESB Real Estate Assessment, SANKEI REAL ESTATE acquired a "2 Stars" in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. It also acquired a "Green Star" by achieving high performance both in "Management Commitment" that evaluates policies and organizational structure for ESG innovation and "Performance".

Top Portion of Sustainability Page

3. In response to the European Sustainable Finance Disclosure Regulation (SFDR), SANKEI REAL ESTATE has added a dedicated SFDR page to its Sustainability page. (<https://www.s-reit.co.jp/en/sustainability/sfdr.html>)



SANKEI REAL ESTATE Inc.

HOME > Sustainability > Sustainability-Related Disclosure

Sustainability-Related Disclosure

> STATEMENT ON PRINCIPAL ADVERSE IMPACTS OF INVESTMENT DECISIONS ON SUSTAINABILITY FACTORS

Product Name: SANKEI REAL ESTATE Inc.

SANKEI REAL ESTATE Inc. ("SRE") promotes environmental or social characteristics, but does not have as its objective a sustainable investment within the meaning of article 9(1) of Regulation (EU) 2019/2088 ("SFDR"). We have no employees in accordance with the prohibition on having employees under the Act on Investment Trusts and Investment Corporations of Japan, and relies on Sankei Building Asset Management Co., Ltd. (the "Asset Manager"), to manage and operate the properties in our portfolio. SRE and the Asset Manager are hereinafter referred to collectively as "we," "us" or "our."

Summary

No sustainable investment objective	The financial products offered by SRE promote environmental or social characteristics, but do not have as its objective sustainable investment.
Environmental or social characteristics of the financial product	We believe that environmental, social and governance, or ESG, considerations are essential for our medium- to long-term competitiveness and the sustained growth of unitholder value. From this perspective, the Asset Manager has established the Sustainability Policy (defined below) which includes policies such as preserving the environment, reducing the environmental impact of assets under management, serving the local community, ensuring compliance with laws and regulations and establishing/maintaining a system of internal controls to monitor the same. Also, we continually track energy and water consumption and GHG emissions at our properties and measure our achievement against established targets based on the Energy Conservation Policy (defined below), the Water Conservation Policy (defined below), the GHG Emission Reduction Policy (defined below) and the Policy on Climate Change and Resilience (defined below). We present our key initiatives as described below based on these policies.

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