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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 Building-Housing Energy-efficiency Labelling System (“BELS”) Certification

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces that it received Building-Housing Energy-efficiency Labelling System (“BELS”) Certification for three of the properties it owns (S-GATE NIHONBASHI-HONCHO, S-GATE AKIHABARA and S-GATE AKASAKA), as follows.






1. Overview of BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”), real estate business operators, etc. are required to make efforts to display the energy-saving performance of buildings. BELS is a system in which third-party institutions evaluates the energy-saving performance of buildings based on the evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism, and the certification rating is indicated by a five-star scale (★★★★★ - ★).

For details of BELS, please refer to the following website.

Website on BELS: <https://www.hyoukakyukai.or.jp/bels/bels.html>

2. Evaluation of BELS

Property Name	Exterior View	Certification Rank
<p>S-GATE NIHONBASHI-HONCHO 1-9-1 Nihonbashi-Honcho , Chuo-ku, Tokyo</p>		 <p>20% reduction in energy consumption for this building Issued on Dec. 21, 2023. Third-party certification based on the notification of MLIT.</p>
<p>S-GATE AKIHABARA 2-4-6 Higashi-Kanda, Chiyoda-ku, Tokyo</p>		 <p>24% reduction in energy consumption for this building Issued on Dec. 14, 2023. Third-party certification based on the notification of MLIT.</p>
<p>S-GATE AKASAKA 6-2-4 Akasaka, Minato-ku, Tokyo</p>		 <p>5% reduction in energy consumption for this building Issued on Dec. 21, 2023. Third-party certification based on the notification of MLIT.</p>

3. Future Initiatives of SANKEI REAL ESTATE

SANKEI REAL ESTATE, together with Sankei Building Asset Management Co., Ltd., asset management company, will strive to put the Sustainability Policy into practice, based on the recognition that consideration of environmental, social and governance sustainability is essential for the sustainable enhancement of the medium- to long-term competitiveness and unitholder value of SANKEI REAL ESTATE.

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