

February 29, 2024

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.

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Notice of Additional Acquisition of Investment Units by The Sankei Building Co., Ltd. (Follow up Report)

In regard to the “Notice of Additional Acquisition of Investment Units by The Sankei Building Co., Ltd.” announced on October 16, 2023 by SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”), Sankei Building Asset Management Co., Ltd., the asset management company to which SANKEI REAL ESTATE entrusts the management of its assets (the “Asset Management Company”) received a notice today from The Sankei Building Co., Ltd., the sponsor, indicating that the additional acquisition of investment units of SANKEI REAL ESTATE (the “Initiative”) would be implemented from March 6, 2024.

The Initiative will result in the acquisition of 5% or more of voting rights and falls under “an act equivalent to a tender offer” as stipulated in Article 31 of the Order for Enforcement of the Financial Instruments and Exchange Act. Please see below for more information.

<p>This document serves as both a disclosure by SANKEI REAL ESTATE under the Securities Listing Regulations and a public announcement made in accordance with Article 30, Paragraph 1, Item 4 of the Order for Enforcement of the Financial Instruments and Exchange Act based on a request made to SANKEI REAL ESTATE (the investment corporation subject to unit purchase) by The Sankei Building Co., Ltd.</p>

1. Details of the Initiative

(1)	Total number of investment units to be acquired	The maximum number to be acquired shall be 46,652 units. However, if the price of the investment units exceeds the initially set maximum price during the acquisition period, the number of units to be acquired may not reach the maximum, or the acquisition may not take place at all.
(2)	Acquisition period	The acquisition period is scheduled to be a maximum of 220 business days from March 6, 2024. However, it may be terminated during this period if the number of investment units acquired reaches the maximum number of investment units, or as a result of other circumstances.
(3)	Acquisition method	The Sponsor will acquire SANKEI REAL ESTATE’s investments units through open market purchases in accordance with a sale transaction agreement to be entered into with a securities company.

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2. Sponsor's Ownership of SANKEI REAL ESTATE Investment Units Before and After the Initiative

	Before the Initiative	The Initiative (Maximum)	After the Initiative (Maximum) (Note 1)	(Reference) At time of IPO (Note 2)
Number of investment units issued and outstanding	467,099 units	467,099 units	467,099 units	239,600 units
Investment units owned by the Sponsor	17,479 units	46,652 units	64,131 units	11,362 units
Sponsor ownership ratio	3.74%	9.99%	13.73%	4.74%

(Note 1) "Investment units owned by the Sponsor" and "Sponsor ownership ratio" are based on the assumption that the maximum number of investment units are all acquired. The actual resulting number of investment units owned and ownership ratio may be less than the figures stated.

(Note 2) Figures after the capital increase through third-party allotment associated with the IPO, with a payment date of March 11, 2019.

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

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