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For Immediate Release

Real Estate Investment Trust Securities Issuer  
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Notice Concerning Reacquisition of DBJ Green Building Certification

SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) announces that it today reacquired DBJ Green Building Certification (the Certification) for one of the properties it owns (S-GATE AKASAKA), as follows. Based on the reacquisition of the Certification announced in this document, the number of properties that have received the Certification among the 16 properties owned by SANKEI REAL ESTATE are 4 properties (including one property for which The Sankei Building Co., Ltd. (“The Sankei Building”), the sponsor, received the Certification).

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification Program (the “Program”) was launched by Development Bank of Japan Inc. (“DBJ”) in April 2011 for the purpose of supporting properties that give proper care to the environment and society (“Green Building”). The program supports such measures by evaluating and certifying properties sought in society and the economy. It performs comprehensive assessment of properties, while evaluating various factors which range from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

For details of the Program, please refer to the website jointly operated by DBJ and Japan Real Estate Institute (<https://igb.jp/index.html>).

2. Assessment by the DBJ Green Building Certification Program

(1) Certification Rank by the DBJ Green Building Certification Program

Property Name	Location	Certification Rank
S-GATE AKASAKA	6-2-4 Akasaka, Minato-ku, Tokyo	<b>2023 ★★★★★</b>

(2) Assessment Points in the Certification

- Energy saving is promoted through the installation of natural ventilation slits in window sashes in private areas, the use of Low-e double glazing, solar shading with grids on exterior walls, the use of LED lighting in the facility, and automatic light reduction in common areas.
- Convenience and comfort for users are considered by installing electric vehicle charging facilities, securing bicycle parking, aromatherapy of common areas at the entrance, and a roof terrace for the exclusive use of tenant employees.
- The facility's disaster resistance is considered by ensuring earthquake resistance 1.25 times that of the Building Standard Law, receiving two lines of power, mounting emergency generators, securing space for emergency generators for tenants, and installing tide boards to address the risk of flooding.
- Sharing of information with tenants and property management companies, etc., and joint efforts to improve the environment.

<p>This notice is the English translation of the original Japanese document and is provided solely for information purposes. There is no assurance as to the accuracy and/or the completeness of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.</p>
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3. Future Initiatives of SANKEI REAL ESTATE

The Sankei Building Group, the sponsor of SANKEI REAL ESTATE, is conscious about reducing environmental burden in various scenes from real estate development to operation management and demolition, while aiming to achieve harmony with nature and striving to preserve the global environment. The Sankei Building Group is implementing initiatives for the environment such as installation of energy-saving and long-serving LED lighting, effective utilization of natural energy including photovoltaic power generation systems, improvement of comfortability and reduction of heat load on buildings , in particular for office buildings. Similar to The Sankei Building Group, SANKEI REAL ESTATE intends to conduct operation that considers the environment.

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

<Attachment>Summary of Certified Property

S-GATE AKASAKA



DBJ Green Building  
2023 

Location : 6-2-4 Akasaka, Minato-ku, Tokyo  
Total Floor : 3,918.05 m<sup>2</sup>  
Area  
Construction : July 31, 2015  
Completion : 8 floors above ground

Exterior View of the Building



Roof Terrace



Office Floor



Entrance



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