SANKEI REAL ESTATE Inc.

English Translation

November 5, 2026

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
Contact: Akio Watanabe
Director and Chief Finance & IR Officer
TEL: +81-3-5542-1316

(Amendment) Notice Concerning Partial Amendments to "Notice Concerning Expression of Opinion in Support of the Tender Offer by City Index Fifth Co., Ltd. for Investment Units of SANKEI REAL ESTATE Inc. (TSE Code: 2972) and Neutral Position on Tendering"

As announced in the "Notice Concerning Expression of Opinion in Support of the Tender Offer by City Index Fifth Co., Ltd. for Investment Units of SANKEI REAL ESTATE Inc. (TSE Code: 2972) and Neutral Position on Tendering" published by SANKEI REAL ESTATE Inc. (the "Investment Corporation") on September 25, 2026 (the "September 25, 2026 Press Release"), the tender offer by City Index Fifth Co., Ltd. (the "Offeror") for the investment units of the Investment Corporation (the "Investment Units") (the "Tender Offer") has commenced and is ongoing as of today. On November 5, 2026, the Investment Corporation received from a private equity fund with an extensive investment track record in Japan and overseas a non-binding letter of intent regarding taking the Investment Units private.

In connection with this, certain matters requiring amendment have arisen with respect to part of the contents of the September 25, 2026 Press Release, and the Investment Corporation hereby announces such amendments as described below.

The opinion of the Investment Corporation regarding the Tender Offer remains unchanged, as of November 5, 2026, from that announced in the September 25, 2026 Press Release. The Investment Corporation will make a further announcement if any matters that should be disclosed arise in the future.

The parts that are to be amended are underlined.

3. Details of, and Grounds and Reasons for, Opinion Regarding the Tender Offer

(2) Grounds and Reasons for Opinion Regarding the Tender Offer

B. Background, Objectives, and Decision-Making Process Leading to the Decision by the Offeror to Implement the Tender Offer, and Management Policy After the Tender Offer

(C) Decision-Making Process of the Investment Corporation Regarding the Tender Offer and the Reasons Therefor

(ii) Background of Review and Negotiation, and Details of the Decision of the Investment Corporation

(Before Amendment)

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<Omitted.>

On the other hand, as described above, the Offeror and the Specially Related Parties have expressed their intention that, if a Competing Tender Offer Eligible for Consideration is commenced, they intend to engage in sincere negotiations during the Tender Offer Period with the buyer of such tender offer regarding the execution of a tender agreement under which, subject to the condition precedent that the Tender Offer is not successfully completed, the Specially Related Parties would tender all of the Investment Units they own in such competing tender offer. In addition, although no specific proposal has been received as of today, the Investment Corporation, also in light of the Offeror's intentions, continues to confirm the intentions of parties other than the Offeror Group regarding any counter proposals, and also looks forward to the implementation of a tender offer under a counter proposal at a price higher than the Tender Offer Price.

Based on the above, at the meeting of the Board of Directors of the Investment Corporation held on September 25, 2026, the Investment Corporation resolved to express an opinion in support of the Tender Offer and to leave the decision as to whether to tender in the Tender Offer to the judgment of the unitholders of the Investment Corporation. Please refer to "E. Approval of All Disinterested Officers of the Investment Corporation" under "(3) Measures to Ensure the Fairness of the Tender Offer" below for the method of resolution at the relevant meeting of the Board of Directors of the Investment Corporation.

(After Amendment)

<Omitted.>

On the other hand, as described above, the Offeror and the Specially Related Parties have expressed their intention that, if a Competing Tender Offer Eligible for Consideration is commenced, they intend to engage in sincere negotiations during the Tender Offer Period with the buyer of such tender offer regarding the execution of a tender agreement under which, subject to the condition precedent that the Tender Offer is not successfully completed, the Specially Related Parties would tender all of the Investment Units they own in such competing tender offer. In addition, although no specific proposal has been received as of today, the Investment Corporation, also in light of the Offeror's intentions, continues to confirm the intentions of parties other than the Offeror Group regarding any counter proposals, and also looks forward to the implementation of a tender offer under a counter proposal at a price higher than the Tender Offer Price.

Based on the above, at the meeting of the Board of Directors of the Investment Corporation held on September 25, 2026, the Investment Corporation resolved to express an opinion in support of the Tender Offer and to leave the decision as to whether to tender in the Tender Offer to the judgment of the unitholders of the Investment Corporation. Please refer to "E. Approval of All Disinterested Officers of the Investment Corporation" under "(3) Measures to Ensure the Fairness of the Tender Offer" below for the method of resolution at the relevant meeting of the Board of Directors of the Investment Corporation.

Also in light of the Offeror's intentions described above, the Investment Corporation has continued, even after the commencement of the Tender Offer, to confirm the intentions of parties other than the Offeror Group regarding any counter proposals. In that process, the Investment Corporation held meetings on October 16 and October 29, 2026 with a private equity fund with an extensive investment track record in Japan and overseas (including its affiliates and related funds; "Company A"). Following those meetings, on October 30, 2026, Company A submitted a confidentiality undertaking to the Investment Corporation and commenced due diligence on, among other things, the properties held by the Investment Corporation and its financial, tax and legal matters. In addition, since the Investment Corporation had received from Company A an initial outline of the transaction terms and the anticipated schedule relating to the counter proposal, the matter was also discussed

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at a meeting of the Special Committee held on November 4, 2026.

Subsequently, on November 5, 2026, the Investment Corporation received from Company A a non-binding letter of intent regarding the sincere consideration of taking the Investment Units private (the "November 5, 2026 Letter of Intent"). The November 5, 2026 Letter of Intent sets out Company A's intention to sincerely consider taking the Investment Units private through a tender offer for the Investment Units (the "Tender Offer (Counter Proposal)") and a subsequent squeeze-out (the "Counter Proposal Transaction"), together with the initial proposal described below, and states that Company A is considering, as a base case, a purchase price in the Tender Offer (Counter Proposal) representing a premium of at least 5% over the Tender Offer Price (JPY 125,000 per unit) and a tender offer period of 20 business days (subject to possible adjustment in consideration of the treatment under U.S. securities laws). In addition, according to the November 5, 2026 Letter of Intent, in light of the fact that, in the Tender Offer, the Offeror and the Specially Related Parties have expressed their intention that, if a Competing Tender Offer Eligible for Consideration is commenced, they intend to engage in sincere negotiations during the Tender Offer Period with the buyer of such tender offer regarding the execution of a tender agreement under which, subject to the condition precedent that the Tender Offer is not successfully completed, the Specially Related Parties would tender all of the Investment Units they own in such competing tender offer, Company A is sincerely considering a price exceeding the Tender Offer Price (JPY 125,000 per unit).

According to Company A, on the assumption that further value enhancement can be achieved through proactive asset management tailored to the characteristics of each property, to be carried out together with Sankei Building Asset Management, it has indicated in the November 5, 2026 Letter of Intent a price exceeding the Tender Offer Price. Company A has also stated that the above purchase price in the Tender Offer (Counter Proposal) is based on a preliminary valuation using publicly available information obtainable as of the time of submission of such letter of intent, and that it plans to determine the final purchase price after confirming, through its future due diligence, the profitability, lease agreements, capital expenditure plans, borrowing terms and other matters relating to each property.

According to the November 5, 2026 Letter of Intent, Company A is considering a tender offer period of 20 business days as a base case, and it contemplates setting such tender offer period with a view to enabling the unitholders who tender their Investment Units in the Tender Offer (Counter Proposal) to promptly receive the purchase consideration if the Tender Offer (Counter Proposal) is successfully completed. Company A also believes that, even if the tender offer period is set to be relatively short, given that the Tender Offer is already being conducted, an environment in which other potential acquirers are able to make counter proposals has been ensured and a so-called indirect market check is considered to have been conducted, and therefore there is no issue from the perspective of ensuring fairness.

According to the November 5, 2026 Letter of Intent, Company A expects to finally determine the specific minimum number of units to be purchased in the Tender Offer (Counter Proposal) in light of, among other things, the status of the execution of tender agreements with major unitholders of the Investment Corporation and discussions with financing sources. Company A intends to set an appropriate minimum number of units to be purchased so as to ensure the likelihood of the successful completion of the Tender Offer (Counter Proposal) while also securing the certainty of the subsequent privatization. In addition, Company A is also considering holding discussions toward the execution of tender agreements with major unitholders of the Investment Corporation, including the Specially Related Parties of City Index Fifth, which is the offeror in the Tender Offer.

Furthermore, according to the November 5, 2026 Letter of Intent, Company A plans to fund the Counter Proposal Transaction with debt financing (a term loan) and equity financing to be contributed by, among others, funds managed by Company A. The November 5, 2026 Letter of Intent states that, on the assumption that the due diligence scheduled to be conducted from early to late November 2026 and the discussions with financing sources are completed and the formal approval of Company A's investment committee is obtained, Company A expects, as of the time of submission

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of such letter of intent, to submit a legally binding final proposal in or after late November 2026 at the earliest.

Going forward, the Investment Corporation intends to carefully consider, among other things, whether the Counter Proposal Transaction will contribute to enhancing the value of the Investment Corporation or maximizing the common interests of its unitholders, and whether the Counter Proposal Transaction is feasible, through discussions and communications with Company A, consultation with the Special Committee and other means. The Investment Corporation had stated that, also in light of the Offeror's intentions, it would continue to confirm the intentions regarding any counter proposals by parties other than the Offeror Group and that it also looked forward to the implementation of a tender offer under a counter proposal at a price higher than the Tender Offer Price. As it has now received a specific proposal relating to the Counter Proposal Transaction as described above, the Investment Corporation has decided to announce the receipt of such proposal from the perspective of providing its unitholders with information on the status of its consideration.

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

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Note:
This press release is intended to publicly announce the statement of opinion (support) on the Tender Offer to the public and has not been prepared for the purpose of soliciting an offer to sell investment units. If unitholders wish to make an offer to sell their investment units, they should first read the Tender Offer Explanation Statement concerning the Tender Offer to be made available if and when the Tender Offer is commenced and make an offer to sell their investment units at their own discretion. This press release shall neither be, nor constitute a part of, an offer to sell or solicitation to sell or solicitation to purchase, any securities, and neither this press release (or a part of this press release) nor its distribution shall be interpreted to constitute the basis of any agreement in relation to the Tender Offer, and this press release may not be relied upon at the time of entering into any such agreement.

The Investment Corporation has been informed that the Tender Offer will be implemented in compliance with the procedures and information disclosure standards provided by the Financial Instruments and Exchange Act of Japan, which procedures and standards are not necessarily identical to the procedures and information disclosure standards applied in the United States. Specifically, the Investment Corporation has been informed that Section 13(e) or Section 14(d) of the Securities Exchange Act of 1934 (as amended; "Securities Exchange Act of 1934") or the rules promulgated under such act do not apply to the Tender Offer, and the Tender Offer is not necessarily in compliance with the procedures and standards thereunder. The financial information contained in the tender offer materials has been prepared based on financial statements prepared in accordance with Japanese accounting standards, which may not be comparable to financial statements of companies that are required to prepare their financial statements in accordance with U.S. generally accepted accounting principles. It may be difficult to enforce any right or claim arising under U.S. federal securities laws because the Offeror and the Investment Corporation are incorporated outside the United States and their directors are non-U.S. residents. Unitholders may not be able to sue a legal entity outside the United States and its directors in a non-U.S. court for violations of the U.S. securities laws. Furthermore, there is no guarantee that unitholders will be able to compel a legal entity outside the United States or its affiliates to subject themselves to the jurisdiction of a U.S. court.

The Offeror, the financial advisor of the Offeror or the Investment Corporation, or the Tender Offer Agent, and their respective affiliates may, within their ordinary course of business, purchase, or conduct any act toward the purchase of, the Investment Units for their own account or for their customers' accounts outside the Tender Offer prior to the commencement of the Tender Offer, or during the Tender Offer Period in accordance with the requirements of Rule 14e-5(b) under the U.S. Securities Exchange Act of 1934 to the extent permissible under the financial instruments and exchange-related laws and regulations, and other applicable laws and regulations in Japan. Such purchases may be made at market prices through market transactions or at prices determined through off-market negotiations. If any information concerning such purchase, etc. is disclosed in Japan, such information will also be disclosed on the English websites (or through other publicly available disclosure methods) of the persons who made such purchase, etc. or their respective affiliates.

The Investment Corporation has been informed that all the procedures in connection with the Tender Offer will be conducted in the Japanese language, unless otherwise specified. In the event that a part or all of the documents in connection with the Tender Offer are prepared in English, the Japanese documents shall prevail in case of any discrepancies between Japanese documents and corresponding English documents.

Some countries or regions may impose legal restrictions on the announcement, issue or distribution of this press release. In such cases, please take note of such restrictions and comply with them. In countries or regions where the implementation of the Tender Offer is illegal, even upon receiving this press release, such receipt shall not constitute a solicitation of an offer to sell or an offer to buy investment units relating to the Tender Offer and shall be deemed a distribution of materials for informative purposes only.

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This press release contains “forward-looking statements” as defined in Section 27A of the Securities Act of 1933 (as amended) and Section 21E of the Securities Exchange Act of 1934. The actual results may be substantially different from such forward-looking statements due to known or unknown risks, uncertainties or other factors. None of the Investment Corporation or any of its affiliates assures that such forward-looking statements will eventually prove to be correct. Any forward-looking statements contained herein were made based on the information available to the Investment Corporation as of the date of this press release and, unless required by laws and regulations, neither the Investment Corporation nor any of its affiliates shall have any obligation to update or correct the statements made herein in order to reflect any future events or circumstances.

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