

April 1, 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.

Representative: Yuichi Ota

President and Chief Executive Officer

Contact: Akio Watanabe

General Manager of Finance & IR Department

TEL: +81-3-5542-1316

Notice Concerning Completion of Acquisition of Trust Beneficiary Right in Domestic Real Estate

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that it today completed the acquisition of the trust beneficiary right to the following property (the "Acquired Asset") described in "Notice Concerning Portfolio Rebalancing Part 3 (Acquisition and Leasing of Domestic Real Estate Trust Beneficiary Rights)" dated February 29, 2024.

Overview of Acquisition

Asset type	Property number	Property name	Location	Acquired Asset	Acquisition price (million yen) (Note 1)	Seller
Office building	A-3	S-GATE NIHONBASHI-HONCHO (additional acquisition)	Chuo-ku, Tokyo	Real estate trust beneficiary right	7,450 (Note 2)	Not Disclosed (Note 3)

(Note 1) "Acquisition price" is the sale and purchase price of the trust beneficiary right stated in the sale and purchase agreement for the Acquired Assets, rounded down to the nearest million yen. Sale and purchase price do not include consumption tax, local consumption tax and the various expenses required for the acquisition.

(Note 2) "Acquisition price" is a figure equivalent to co-ownership interest (49%) additionally acquired by SANKEI REAL ESTATE. Upon this additional acquisition, SANKEI REAL ESTATE holds all of the real estate trust beneficiary right pertaining to S-GATE NIHONBASHI-HONCHO.

(Note 3) "Seller" is a domestic company, however the information is not disclosed because consent for the disclosure has not been obtained. The seller has no special interest in SANKEI REAL ESTATE or the Asset Management Company.

For details of the Acquired Assets, please refer to "Notice Concerning Portfolio Rebalancing Part 3 (Acquisition and Leasing of Domestic Real Estate Trust Beneficiary Rights)" dated February 29, 2024.

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