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For Immediate Release

Real Estate Investment Trust Securities Issuer

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Notice Concerning Differences from Operating Forecasts and Distribution Forecasts
in Actual Results for the Fiscal Period Ended February 2024

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that differences from the operating forecasts and distribution forecasts announced on October 16, 2023, resulted in the following actual results for the fiscal period ended February 2024 (from September 1, 2023 to February 29, 2024).

1. Differences from the figures of operating forecasts and distribution forecasts in the figures of actual results for the fiscal period ended February 2024

	Operating revenue	Operating profit	Ordinary profit	Net Profit	Distribution per unit (distribution in excess of earnings included)	Distribution per unit (distribution in excess of earnings excluded)	Distribution in excess of earnings per unit
	(million yen)				(yen)		
Previous forecasts(A)	2,613	1,150	958	957	2,050	2,050	-
Actual results(B)	7,778	1,229	1,038	1,037	2,221	2,221	-
Amount of change (B-A)	5,165	79	80	80	171	171	-
Rate of change	197.7%	6.9%	8.4%	8.4%	8.3%	8.3%	-
(Reference) Result for the previous period (Ended August 2023)	2,751	1,334	1,130	1,129	2,418	2,418	-

(Note 1) For the figures of actual results, please refer to "(REIT) Financial Report for the Fiscal Period Ended February 2024" dated April 15, 2024.

(Note 2) Figures are rounded down to the nearest specified unit and the rate of change is rounded to one decimal place.

(Note 3) Number of investment units issued and outstanding at end of period: Fiscal period ended August 2023, 467,099 units; Fiscal period ended February 2024, 467,099 units

2. Reasons for differences

The "sale and acquisition of some properties," which was announced as an assumption for the forecast in the "Financial Report for the Fiscal Period Ended August 31, 2023 (REIT)" dated October 16, 2023, was executed as a "major portfolio rebalancing" announced on January 30, 2024. As the details of the dispositions were finalized, gains on sales of properties were recorded as operating revenues and losses on sales of properties were recorded as operating expenses, resulting in a significant increase in operating revenues from the initial forecast.

As for the Distribution, the result exceeded the previous forecast due to the higher net of gain and loss on sales of assets disposed (two office buildings) to the assumption as a result of the portfolio rebalancing.

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

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