SANKEI REAL ESTATE Inc.

May 27, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-7-2 Otemachi, 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: Atsushi Mukai
Director and Chief Finance & IR Officer
TEL: +81-3-5542-1316

Notice Concerning Partial Amendment to "(REIT) Financial Report for the Fiscal Period Ended February 2020"

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that it made partial amendments to "(REIT) Financial Report for the Fiscal Period Ended February 2020" announced on April 16, 2020. The amended parts are underlined.

[Amended Part 1]

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2. Financial Statements (8) Notes to the Financial Statements [Notes on Related-Party Transactions]

4. Director, major individual unitholder, etc.

<Before Amendment>

(Omitted)

2nd fiscal period (from September 1, 2019 to February 29, 2020)

Attribute	Name of company, etc. or name of person	Location	Share capital or investments in capital (thousand yen)	Description of business or occupation	Percentage of voting rights, etc. held by (in) SANKEI REAL ESTATE (%)	Description of relationship		Description of transaction	Transaction amount (thousand yen)	Account item	Balance at end of period (thousand yen)
						Concurrent holding of positions, etc. by directors	Business relationship				
Director	Yuichi Ota	-	-	Executive Director of SANKEI REAL ESTATE, and President and Chief Executive Officer of Sankei Building Asset Management Co., Ltd.	-	Executive Director of SANKEI REAL ESTATE, and President and Chief Executive Officer of Sankei Building Asset Management Co., Ltd.		Payment of asset management fee to asset management company (Note 3)	378,563 (Note 4)	Operating accounts payable	139,263

(Omitted)

<After Amendment>

(Omitted)

2nd fiscal period (from September 1, 2019 to February 29, 2020)

Attribute	Name of company, etc. or name of person	Location	Share capital or investments in capital (thousand yen)	Description of business or occupation	Percentage of voting rights, etc. held by (in) SANKEI REAL ESTATE (%)	Description of relationship		Description of transaction	Transaction amount (thousand yen)	Account item	Balance at end of period (thousand yen)
						Concurrent holding of positions, etc. by directors	Business relationship				
Director	Yuichi Ota	-	-	Executive Director of SANKEI REAL ESTATE, and President and Chief Executive Officer of Sankei Building Asset Management Co., Ltd.	-	Executive Director of SANKEI REAL ESTATE, and President and Chief Executive Officer of Sankei Building Asset Management Co., Ltd.		Payment of asset management fee to asset management company (Note 3)	378,563 (Note 4)	Accounts payable - other	152,730

(Omitted)

SANKEI REAL ESTATE Inc.

[Amended Part 2]

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3. Reference Information (1) Information on Price of Assets under Management, Etc.

ii Investment Assets (B) Overview of Buildings and Leasing

<Before Amendment>

The property name, construction completion, total rental revenue, security and guarantee deposits, total leasable area, total leased area and occupancy rate of the portfolio assets of SANKEI REAL ESTATE are as follows:

Asset type	Property number	Property name	Construction completion (Note 1)	Total rental revenue (million yen) (Note 2)	Security and guarantee deposits (million yen) (Note 3)	Total leasable area (m^2) (Note 4)	Total leased area (m^2) (Note 5)	Occupancy rate (%) (Note 6)
Office buildings	A-1	Tokyo Sankei Building (Note 7)	Sept. 28, 2000	100	91	881.69	881.69	100.0
	A-2	BREEZÉ TOWER (Note 7)	July 1, 2008	879	809	12,146.02	12,146.02	100.0
	A-3	S-GATE NIHONBASHI-HONCHO (Note 7)	Oct. 31, 2018	307	307	3,171.83	3,171.83	100.0
	A-4	S-GATE AKIHABARA	Sept. 29, 2017	111	111	1,681.55	1,681.55	100.0
	A-5	Hibiya Sankei Building	June 25, 1992	388	324	3,439.61	3,439.61	100.0
	A-6	Hatchobori Sankei Building	Sept. 1, 1965	310	255	5,594.90	5,594.90	100.0
	A-7	Toyo Park Building	June 18, 1991	205	168	4,224.52	4,224.52	100.0
	A-8	Shinagawa Seaside TS Tower (Note 7)	July 25, 2003	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	100.0
	A-9	Omori Park Building	May 31, 1993	292	268	7,469.72	7,469.72	100.0
Subtotal (average)			-	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	100.0
Sub assets	B-1	Hotel Intergate Tokyo Kyobashi	Jan. 18, 2018	413	206	6,006.53	6,006.53	100.0
	B-2	Hotel Intergate Hiroshima	Oct. 31, 2018	237	118	9,160.15	9,160.15	100.0
Subtotal (average)			-	651	325	15,166.68	15,166.68	100.0
Total (average)			-	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	100.0

(Omitted)

<After Amendment>

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	A-7	Toyo Park Building	June 18, 1991	208	168	4,224.52	4,224.52	100.0
	A-8	Shinagawa Seaside TS Tower (Note 7)	July 25, 2003	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	Not disclosed (Note 8)	100.0
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(Omitted)

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