SANKEI REAL ESTATE Inc.

April 15, 2021

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 2021

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that differences from the operating forecasts and distribution forecasts announced on October 15, 2020, resulted in the following actual results for the fiscal period ended February 2021 (from September 1, 2020 to February 28, 2021).

1. Differences from the figures of operating forecasts and distribution forecasts in the figures of actual results for the fiscal period ended February 2021

	Operating revenue (million yen)	Operating profit (million yen)	Ordinary profit (million yen)	Net Profit (million yen)	Distribution per unit (yen) (including distribution in excess of earnings)	Distribution per unit (yen) (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit (yen)
Previous forecasts (A)	2,135	1,051	955	954	2,676	2,676	-
Actual results (B)	2,147	1,118	1,017	1,016	2,849	2,849	-
Amount of change (B−A)	12	67	61	61	173	173	-
Rate of change	0.6%	6.4%	6.5%	6.5%	6.5%	6.5%	-
(Reference) Actual result for the previous fiscal period (Ended August 2020)	2,005	996	904	903	2,532	2,532	-

(Reference) Fiscal period ended February 2021
Number of investment units issued and outstanding at end of period: 356,800 units

(Note 1) For the figures of actual results, please refer to "(REIT) Financial Report for the Fiscal Period Ended February 2021" dated April 15, 2021.
(Note 2) Figures are rounded down to the nearest specified unit and the rate of change is rounded to one decimal place.

2. Reasons for differences

Actual result exceeded the previous forecasts as a result of mainly the following reasons: (i) Of the operating revenue that were initially assumed, decrease in rent revenue from the leasing business due to the cancellation of tenants and rent reductions and exemptions, etc., those were expected to be caused by the spread of the novel coronavirus (COVID-19), was minimal, and (ii) Of the operating expenses that were initially assumed, decrease in the amount of repair expenses as expenses related to leasing business due to postponement of the timing of implementation.

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