SANKEI REAL ESTATE Inc.

English Translation

July 23, 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 CEO
Contact: Akio Watanabe
General Manager of Finance & IR Department
TEL: +81-3-5542-1316

Notice Concerning Obtainment of Credit Rating from JCR

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces that it has obtained a new issuer credit rating from Japan Credit Rating Agency, Ltd. ("JCR") today as follows.

1. Overview of rating obtained

Rating Agency	Type of Rating	Rating	Outlook
JCR	Long-Term Issuer Rating	A+	Stable

2. Purpose of Credit Rating Obtainment

SANKEI REAL ESTATE believe that the obtainment of the rating will diversify our funding sources and contribute to the agility of our financial activities and the stability of our cash management.

SANKEI REAL ESTATE will respond flexibly to the changing financial markets by diversifying its financing methods, and strive to maximize unitholder value over the medium to long term while securing stable income from assets under management.

For details of the above rating obtained, please refer to JCR's website (https://www.jcr.co.jp/en/)

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

"This notice is the English translation of the original Japanese document and is provided solely for information purposes.
There is no assurance as to the accuracy and/or the completeness of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail."