SANKEI REAL ESTATE Inc.

English Translation

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For Immediate Release

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Notice Concerning Acquisition of DBJ Green Building Certification

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that it today acquired DBJ Green Building Certification (the Certification) for four of the properties it owns ("SANKEILOGI Settsu", "Hotel Intergate Kyoto Shijo Shinmachi", "Hotel Intergate Kanazawa" and "GRIDS PREMIUM Hotel Osaka Namba"), as follows.

1. Overview of DBJ Green Building Certification
   The DBJ Green Building Certification Program (the "Program") was launched by Development Bank of Japan Inc. ("DBJ") in April 2011 for the purpose of supporting properties that give proper care to the environment and society ("Green Building"). The program supports such measures by evaluating and certifying properties sought in society and the economy. It performs comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.
   For details of the Program, please refer to the website jointly operated by DBJ and Japan Real Estate Institute (https://igb.jp/index.html).

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2. Assessment by the DBJ Green Building Certification Program
(1) Certification Rank by the DBJ Green Building Certification Program

Property Number	Property Name	Overview of Property	Certification Rank
B-3	SANKEILOGI Settsu 	Location : Settsu-shi, Osaka Total Floor Area : 14,740.55 m2 Construction Completion : October 1, 2022 : 4 floors above ground	DBJ Green Building 2024
B-4	Hotel Intergate Kyoto Shijo Shinmachi 	Location : Nakagyo-ku, Kyoto-shi Total Floor Area : 5,882.48 m2 Construction : November 30, 2017 Completion : 5 floors above ground	DBJ Green Building 2024
B-5	Hotel Intergate Kanazawa 	Location : Kanazawa-shi, Ishikawa Total Floor Area : 5,147.71 m2 Construction : January 15, 2019 Completion : 12 floors above ground	DBJ Green Building 2024
B-6	GRIDS PREMIUM Hotel Osaka Namba 	Location : Naniwa-ku, Osaka-shi Total Floor Area : 4,308.56 m2 Construction : January 12, 2021 Completion : 11 floors above ground	DBJ Green Building 2024

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(2) Assessment Points in the Certification

i. SANKEILOGI Settsu

- The property is superior to the average of similarly ranked assets in terms of energy and resource saving, convenience and comfort for users, and disaster resistance.
- Energy and resource saving is considered by the installation of solar power generation, LED lighting throughout the building, and water-saving faucets and toilets.
- Convenience and comfort for users are considered by securing sufficient specifications as a warehouse, such as securing floor load, pillar span, and ceiling height, and installing dog levelers.

ii. Hotel Intergate Kyoto Shijo Shinmachi

- Efforts to save energy and resources by improving air conditioning efficiency, installing motion sensors, using daylight through large windows in common areas, adopting water-saving equipment, and properly disposing of garbage.
- Convenience and comfort for users are enhanced by sufficiently high ceilings and sound-insulating door walls, excellent access to prominent tourist attractions, a lounge exclusively for guests, and a non-smoking policy in all guest rooms, etc.
- Universal design and foreign-language staff are available to serve a variety of users, and activities are offered to promote the charm of the region.

iii. Hotel Intergate Kanazawa

- Efforts to save energy and resources by improving air conditioning efficiency, installing motion sensors, using daylight through large windows in common areas, adopting water-saving equipment, and properly disposing of garbage.
- Convenience and comfort for users are enhanced by sufficiently high ceilings and sound-insulating door walls, excellent access to prominent tourist attractions, installation of aromas, and a lounge exclusively for guests, etc.
- Universal design and foreign-language staff are available to serve a variety of users, and activities are offered to promote the charm of the region.

iv. GRIDS PREMIUM Hotel Osaka Namba

- Efforts to save energy and resources by improving air conditioning efficiency, adopting energy-saving glass, installing motion sensors, using daylight from the entrance atrium, and adopting water-saving equipment.
- Convenience and comfort for users are enhanced by securing sufficiently high ceilings, installing USB devices at the bedside, installing monitors with mirroring functions, and installation of aromas in the public space on the first floor.
- High level of security is ensured through the introduction of a two-step security system up to the guestroom flow line, installation of security cameras, and thorough centralized management of various information through the accommodation management system.

3. Future Initiatives of SANKEI REAL ESTATE

SANKEI REAL ESTATE, together with Sankei Building Asset Management Co., Ltd., the asset management company to which SANKEI REAL ESTATE entrusts the management of its assets (hereinafter, the “Asset Management Company”), in accordance with the “Sustainability Policy” in the Asset Management Company’s Asset Management Guidelines, is continually working on investment that takes into consideration “ESG,” which stands for Environment, Social, and Governance, with the aim of improving social sustainability and unitholder value over the medium to long term.

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

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