SANKEI REAL ESTATE Inc.

English Translation

April 15, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Launching Unitholder Benefit Program

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces its decision made today for launching Unitholder Benefit Program (hereinafter, the "unitholder benefit program") as follows.

1. Purpose

SANKEI REAL ESTATE has decided to introduce a unitholder benefit program for Intergate Hotels. Intergate Hotels are owned by SANKEI REAL ESTATE and operated by GRANVISTA Hotels & Resorts Co., Ltd. They are value-experience hotels where guests can experience the connection and values of the community and people through the "five senses." SANKEI REAL ESTATE has introduced this program to express gratitude to its unitholders for their continued support and to provide an opportunity to deepen their understanding of the hotels it owns.

2. Overview

i	Applicable hotels	Hotels in the Intergate Hotels brand owned by SANKEI REAL ESTATE
ii	Details of unitholder benefits	5% discount on the accommodation rates listed on the official websites (Note 1)
iii	Eligible unitholders	Unitholders who are listed or recorded in the registry of unitholders as of the record date ・Record date: The last day of every fiscal period (the first applicable record date will be August 31, 2025) ・Number of investment units held: 1 unit or more
iv	Period of validity (Note 2)	1. For unitholders listed or recorded in the registry of unitholders as of the end of August From December 1 in that year to May 31 in the following year 2. For unitholders listed or recorded in the registry of unitholders as of the end of February From June 1 in that year to November 30 in that year
v	Terms of use and restrictions	・You need to make a reservation through the official websites of the applicable hotels using the promo code provided by SANKEI REAL ESTATE. ・You can use it as many times as you like during the period of validity. ・Reservations may not be accepted depending on availability. ・It cannot be used with other accommodation benefits or promotions. ・For details, please refer to the information in the Asset Management Report.

(Note 1) The accommodation rates provided on the official websites are based on the "lowest price plan," and are a better value than those provided on other booking sites.

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(Note 2) The “period of validity” refers to the period when reservations can be made using the above benefit program. The actual period of stay does not need to fall within this period.

3. Applicable hotels as of April 15, 2025

Hotel Intergate Tokyo Kyobashi （Chuo-ku, Tokyo）
Hotel Intergate Hiroshima （Naka-ku, Hiroshimashi, Hiroshima）
Hotel Intergate Kyoto Shijo Shinmachi （Nakagyo-ku, Kyoto-shi, Kyoto）
Hotel Intergate Kanazawa （Kanazawa-shi, Ishikawa）

4. Cost coverage

This unitholder benefit program is provided with the cooperation of the hotel operator. SANKEI REAL ESTATE will not bear the costs associated with the discounted rates. However, SANKEI REAL ESTATE will bear the cost related to operation of the unitholder benefit program such as a fee for the notices to unitholders.

5. Other

The unitholder benefit program described above is what SANKEI REAL ESTATE plans as of today, and the details may be changed. The program may be abolished even after it is actually introduced.
The impact of introducing the unitholder benefit program on business performance will be minimal.

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

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