SANKEI REAL ESTATE Inc.

English Translation

September 30, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Asset Management Company
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Notice Concerning Change of Tenant (Termination of Lease Agreement with Major Business Partner (Partly Excluded)) (Hitachi Kyusyu Building)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces that the following tenant changes (termination of the lease agreement with major business partner (partly excluded)) regarding the Hitachi Kyusyu Building, an asset under management.

1. Background to the termination of the lease

With respect to the lease agreement described in "2. Summary of the lease agreement to be cancelled," following a request for termination from the tenant, we have held repeated discussions and have today concluded an agreed-upon termination agreement with the tenant.

2. Summary of the lease agreement to be cancelled

i	Tenant name	Hitachi, Ltd. (Note 1)
ii	Property name	Hitachi Kyusyu Building
iii	Leased area	26,513.33 m^2
Iv	Cancellation date	September 30, 2025
v	Cancellation area	23,115.08 m^2
vi	Ratio of leased area to total leasable area of the Property	87.2% (Note 2)
vii	Ratio of leased area to total leasable area of SANKEI REAL ESTATE's portfolio	20.6% (Note 3)
viii	Monthly rent	Not disclosed (Note 4)
ix	Lease and guarantee deposits	Not disclosed (Note 4)
x	Others	This is an immediate cancellation with a cancellation penalty due on September 30, 2025.

(Note 1) There are no capital relationships, personnel relationships, business relationships other than the above, or status as related party to be stated between the tenant and SANKEI REAL ESTATE or the Asset Management Company.

(Note 2) Calculated based on the total leasable area of the Property as of August 31, 2025 (26,513.33 m^2).

(Note 3) Calculated based on the total leasable area of SANKEI REAL ESTATE as of August 31, 2025 (112,041.58 m^2).

(Note 4) Not disclosed because consent for disclosure from the tenant has not been obtained.

3. Future management policy of the Property

The Property is a single-tenant property and is rented out as a whole (the leased area is the total floor area). In light of the recent mutual termination of the lease agreement, we will change the specifications to those for multi-tenants (where the leased area is an exclusive area) and will proceed with the tenant search. The Property

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has been monitored as a potential sale in the portfolio rebalancing due to its single-tenant risk, but in light of the recent mutual termination of the lease agreement, we will also consider selling the Property.

4. Impact on forecasts

Since the termination date of the said tenant is September 30, 2025, this matter will have no impact on SANKEI REAL ESTATE's operating results for the fiscal period ended August 31, 2025 (March 1, 2025, to August 31, 2025). Please refer to the "Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts for the Fiscal Period Ending February 28, 2026" released today for the forecast of operating results for the fiscal period ending February 28, 2026 (September 1, 2025, to February 28, 2026). The forecast of operating results for the fiscal period ending August 31, 2026 (March 1, 2026, to August 31, 2026) will be announced in the financial results ((REIT) Financial Report for the Fiscal Period Ended August 2025), which is scheduled for October 16, 2025.

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

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