SANKEI REAL ESTATE Inc.

English Translation

January 6, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
2-3-4 Uchikanda, Chiyoda-ku, Tokyo
SANKEI REAL ESTATE Inc.
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(TSE code: 2972)

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Notice Concerning Abolition of Unitholder Benefit Program

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces that in light of the tender offer (the "Tender Offer") for the Investment Units of SANKEI REAL ESTATE by Tiger Limited Partnership and Lion Limited Partnership , as stated in the "Notice Concerning Expression of Opinion in Support of the Tender Offer by Tiger Limited Partnership and Lion Limited Partnership for Investment Units of SANKEI REAL ESTATE Inc." dated on January 6, 2026, SANKEI REAL ESTATE decided today to abolish its unitholder benefit program effective as of the benefits vesting on August 31, 2025, subject to the completion of Tender Offer. Details are as follows.

1. Abolition of Unitholder Benefit Program

SANKEI REAL ESTATE decided today to abolish its unitholder benefit program effective as of the benefit vesting on August 31, 2025, subject to the completion of Tender Offer.

Even if the unitholder benefits program is abolished, unitholders will still be able to utilize the benefits vesting on August 31, 2025.

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

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