April 14, 2026

To whom it may concern:

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 Chief Executive Officer
Contact: Akio Watanabe, General Manager of Finance & IR Department
TEL: +81-3-5542-1316

Company Name: Tiger Limited Partnership
Name of Representative: General Partner: Tiger GP Godo Kaisha

Company Name: Lion Limited Partnership
Name of Representative: General Partner: Lion GP Godo Kaisha

Notice Regarding Changes to the Terms and Conditions of the Tender Offer for Investment Units of Sankei Real Estate Inc. (Securities Code 2972) by Tiger Investment Limited Partnership and Lion Investment Limited Partnership

Tiger Limited Partnership and Lion Limited Partnership hereby give notice that they have decided today to extend the tender offer period for investment units of Sankei Real Estate Inc., which commenced on January 7, 2026, until April 28, 2026, which will make the total period 76 Business Days.

-End-

This document is being disclosed by Tiger Limited Partnership and Lion Limited Partnership (the "Offerors") pursuant to Article 30, paragraph (1), item (iv) of the Order for Enforcement of the Financial Instruments and Exchange Act based on a request made to Sankei Real Estate Inc. (the "Target").

(Attachment)

Notice regarding Changes to the Terms and Conditions of the Tender Offer for Investment Units of Sankei Real Estate Inc. (Securities Code: 2972) dated April 14, 2026

April 14, 2026

To whom it may concern:

Company Name: Tiger Limited Partnership
Name of Representative: General Partner Tiger GP Godo Kaisha

Company Name: Lion Limited Partnership
Name of Representative: General Partner: Lion GP Godo Kaisha

Notice regarding Changes to the Terms and Conditions of the Tender Offer for Investment Units of Sankei Real Estate Inc. (Securities Code: 2972)

Tiger Limited Partnership and Lion Limited Partnership (collectively, the "Offerors") resolved on January 6, 2026 to implement a tender offer (the "Tender Offer") to acquire the investment units of Sankei Real Estate Inc. (Securities Code: 2972) (the "Target", and its investment units, the "Investment Units"), which is listed on the Real Estate Investment Trust Securities Market (the "J-REIT Market") of Tokyo Stock Exchange, Inc. (the "Tokyo Stock Exchange"), in accordance with the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended; the "Act") and implemented the Tender Offer from January 7, 2026, but as described in the "Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts (No Distributions) and Recording of Impairment Losses for the Fiscal Period Ended February 28, 2026" announced by the Target on April 13, 2026 (the "April 13, 2026 Target Press Release"), as a result of the revision of the operating results and distribution forecast for the Target's fiscal period ending February 2026 (September 1, 2025 to February 28, 2026), certain matters requiring amendment have arisen with respect to part of the contents of the Tender Offer Registration Statement relating to the Tender Offer (including matters amended by the amended Tender Offer Registration Statements submitted on February 19, 2026, March 6, 2026, March 23, 2026, and April 2, 2026) (including the extension of the Tender Offer Period to April 28, 2026 pursuant to the provisions of Article 27-8, paragraph (8) of the Act upon the submission of the amended Tender Offer Registration Statement), and accordingly, the Offerors today submitted an amended Tender Offer Registration Statement dated April 14, 2026 to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act.

In connection with that, the Offerors hereby give notice that the contents of the Notice regarding Commencement of the Tender Offer for Investment Units of Sankei Real Estate Inc. (Securities Code: 2972) announced on January 6, 2026 (as amended by the "Notice regarding Amendment to the Tender Offer Conditions for Investment Units of Sankei Real Estate Inc. (Securities Code: 2972)" announced on February 19, 2026, March 6, 2026, March 23, 2026, and April 2, 2026) have been partially amended as described below.

The parts that are to be amended are underlined.

1. Purpose of the Purchase

(2) Background, Objectives, and Decision-Making Process Behind the Implementation of the Tender Offer, and Management Policy After the Tender Offer

(i) Background, Objectives, and Decision-Making Process Leading to the Decision by the Offerors to Implement the Tender Offer

(B) Background Leading to the Decision to Implement the Transaction

(Before the amendments)

(Omitted)

Following that, the Offerors commenced the Tender Offer on January 7, 2026, and in light of the status of the tender of investment units in the Tender Offer by the unitholders of the Target and the prospect of the unitholders of the Target tendering their investment units in the Tender Offer, as explained below, they decided on February 19, 2026 to extend the Tender Offer Period until March 6, 2026, making the Tender Offer Period a total of 40 Business Days (the "Tender Offer Period Extension"), rather than having the Tender Offer Period end on February 19, 2026, as initially planned, in order to provide the unitholders of the Target a further opportunity to consider tendering their investment units in the Tender Offer as well as an opportunity to receive a substantially higher price than the Tender Offer Price after comprehensively considering the fact that extending the Tender Offer Period will substantially increase the amount that the unitholders of the Target will be able to receive.

In connection with that, the Tender Offer Price will not be changed, but due to the Tender Offer Period, the amount received by the unitholders in connection with the Tender Offer will be substantially increased by an amount equivalent to the distributions per unit for the fiscal period ending February 2026 (including distributions in excess of earnings, the "February 2026 Distributions") (JPY 2,773 (Note)) compared to the amount before the extension of the Tender Offer Period. Specifically, before the extension of the Tender Offer Period, the record date for the February 2026 Distributions (the "February 2026 Distributions Record Date") would have been after the settlement start date of the Tender Offer, so the unitholders that tender their investment units in the Tender Offer would not be able to receive the February 2026 Distributions, and from the perspective of fairness for those unitholders, it is expected that the amount of money per unit to be delivered as a result of the Investment Unit Consolidation even to the unitholders that do not tender their investment units in the Tender Offer will be an amount obtained by deducting the amount of the February 2026 Distributions from the Tender Offer Price, but given that extending the Tender Offer Period will cause the February 2026 Distributions Record Date to fall during the Tender Offer Period, the unitholders that own Investment Units on the February 2026 Distributions Record Date and tender their investment units in the Tender Offer will receive both the February 2026 Distributions and an amount equivalent to the Tender Offer Price, and even the unitholders that do not tender their investment units in the Tender Offer will, from the perspective of fairness with those unitholders, receive both the February 2026 Distributions and an amount equivalent to the Tender Offer Price assuming that those unitholders will own their Investment Units on the February 2026 Distributions Record Date because the amount per investment unit to be delivered as a result of the Investment Unit Consolidation will be changed so that it is an amount equivalent to the Tender Offer Price without deducting the amount of the February 2026 Distributions. Given that the Tender Offer Price will not change, the amount to be received by each of the unitholders will substantially increase by an amount equivalent to the February 2026 Distributions (JPY 2,773) compared to before the extension of the Tender Offer Period.

(Note) The amount of the February 2026 distributions is the estimated amount set forth in the "Financial Results for the Fiscal Period Ended August 2025 (REIT)" announced by the Target on October 16, 2025, and is subject to change in the future according to the Target. Furthermore, this estimation does not guarantee the amount of the distributions according to the Target. The same applies hereinafter to the amount of the February 2026 distributions.

Following that, the Offerors carefully considered the status of tenders by unitholders of the Target after the commencement of the Tender Offer and the outlook for future tenders, as well as the need to smoothly achieve the objectives of the Tender Offer, and as a result, the Offerors determined on March 6, 2026 to extend the Tender Offer Period to March 23, 2026, for a total of 50 Business Days, in order to provide the unitholders of the Target with further opportunities to make decisions regarding tendering in the Tender Offer and to increase the likelihood of the Tender Offer being successfully completed. As of March 6, 2026, the Offerors have not made any change to the Tender Offer Price.

(Omitted)

Following that, as a result of the Target's announcement on April 1, 2026 of the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)," which disclosed that the operating results and distributions of the Target for the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027) are expected to show a significant decline in revenue and profit compared to the fiscal period ended August 2025 (March 1, 2025 to August 31, 2025), which was prior to the tenant changes at "Fukuoka Green Building," resulting in a significant decrease in distributions, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection therewith, determined on April 2, 2026 to amend the terms and conditions of purchase, etc. (the Tender Offer Period and the settlement start date), including extending the Tender Offer Period to April 16, 2026, which is the date falling 10 Business Days after April 2, 2026, the date of submission of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, making the Tender Offer Period a total of 68 Business Days. As of today, the Offerors continue to believe that the Tender Offer Price of JPY 125,000 sufficiently reflects the value of the Target, and accordingly have not made any changes to the Tender Offer Price.

(After the amendments)

(Omitted)

Following that, the Offerors commenced the Tender Offer on January 7, 2026, and in light of the status of the tender of investment units in the Tender Offer by the unitholders of the Target and the prospect of the unitholders of the Target tendering their investment units in the Tender Offer, as explained below, they decided on February 19, 2026 to extend the Tender Offer Period until March 6, 2026, making the Tender Offer Period a total of 40 Business Days, rather than having the Tender Offer Period end on February 19, 2026, as initially planned, in order to provide the unitholders of the Target a further opportunity to consider tendering their investment units in the Tender Offer as well as an opportunity to receive a substantially higher price than the Tender Offer Price after comprehensively considering the fact that extending the Tender Offer Period will substantially increase the amount that the unitholders of the Target will be able to receive. Following that, the Offerors commenced the Tender Offer on January 7, 2026, and in light of the status of the tender of investment units in the Tender Offer by the unitholders of the Target and the prospect of the unitholders of the Target tendering their investment units in the Tender Offer, as explained below, they decided on February 19, 2026 to extend the Tender Offer Period until March 6, 2026, making the Tender Offer Period a total of 40 Business Days, rather than having the Tender Offer Period end on February 19, 2026, as initially planned, in order to provide the unitholders of the Target a further opportunity to consider tendering their investment units in the Tender Offer as well as an opportunity to receive a substantially higher

price than the Tender Offer Price after comprehensively considering the fact that extending the Tender Offer Period will substantially increase the amount that the unitholders of the Target will be able to receive.

In connection with that, the Tender Offer Price was not changed, but due to the extension of the Tender Offer Period, the amount received by the unitholders in connection with the Tender Offer was expected to be substantially increased by an amount equivalent to the distributions per unit for the fiscal period ending February 2026 (including distributions in excess of earnings, the "February 2026 Distributions") (JPY 2,773 (Note)) compared to the amount before the extension of the Tender Offer Period. Specifically, before the extension of the Tender Offer Period, the record date for the February 2026 Distributions (the "February 2026 Distributions Record Date") would have been after the settlement start date of the Tender Offer, so the unitholders that tender their investment units in the Tender Offer would not be able to receive the February 2026 Distributions, and from the perspective of fairness for those unitholders, it is expected that the amount of money per unit to be delivered as a result of the Investment Unit Consolidation even to the unitholders that do not tender their investment units in the Tender Offer will be an amount obtained by deducting the amount of the February 2026 Distributions from the Tender Offer Price, but given that extending the Tender Offer Period will cause the February 2026 Distributions Record Date to fall during the Tender Offer Period, the unitholders that own Investment Units on the February 2026 Distributions Record Date and tender their investment units in the Tender Offer will receive both the February 2026 Distributions and an amount equivalent to the Tender Offer Price, and even the unitholders that do not tender their investment units in the Tender Offer will, from the perspective of fairness with those unitholders, receive both the February 2026 Distributions and an amount equivalent to the Tender Offer Price assuming that those unitholders will own their Investment Units on the February 2026 Distributions Record Date because the amount per investment unit to be delivered as a result of the Investment Unit Consolidation will be changed so that it is an amount equivalent to the Tender Offer Price without deducting the amount of the February 2026 Distributions. Given that the Tender Offer Price will not change, the amount to be received by each of the unitholders was expected to substantially increase by an amount equivalent to the February 2026 Distributions (JPY 2,773) compared to before the extension of the Tender Offer Period.

(Note) The amount of the February 2026 Distributions (JPY 2,773) had been stated as the forecast figure set out in the "Financial Results for the Fiscal Period Ended August 2025 (REIT)" announced by the Target on October 16, 2025. However, based on the "Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts (No Distributions) and Recording of Impairment Losses for the Fiscal Period Ended February 28, 2026" announced on April 13, 2026 (the "April 13, 2026 Target Press Release"), the Target has revised the operating results and distribution forecast for the fiscal period ending February 2026 (September 1, 2025 to February 28, 2026) that was announced in the "Financial Results for the Fiscal Period Ended August 2025 (REIT)" and announced that no distribution is expected to be made for that fiscal period, and as of April 13, 2026, the forecast distribution amount is JPY 0.

Following that, the Offerors carefully considered the status of tenders by unitholders of the Target after the commencement of the Tender Offer and the outlook for future tenders, as well as the need to smoothly achieve the objectives of the Tender Offer, and as a result, the Offerors determined on March 6, 2026 to extend the Tender Offer Period to March 23, 2026, for a total of 50 Business Days, in order to provide the unitholders of the Target with further opportunities to make decisions regarding tendering in the Tender Offer and to increase the likelihood of the Tender Offer being successfully completed. As of March 6, 2026, the Offerors had not made any change to the Tender Offer Price.

(Omitted)

Following that, as a result of the Target's announcement on April 1, 2026 of the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)," which disclosed that the operating results and distributions of the Target for the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027) are expected to show a significant decline in revenue and profit compared to the fiscal period ended August 2025 (March 1, 2025 to August 31, 2025), which was prior to the tenant changes at "Fukuoka Green Building," resulting in a significant decrease in distributions, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection therewith, determined on April 2, 2026 to amend the terms and conditions of purchase, etc. (the Tender Offer Period and the settlement start date), including extending the Tender Offer Period to April 16, 2026, which is the date falling 10 Business Days after April 2, 2026, the date of submission of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, making the Tender Offer Period a total of 68 Business Days.

Following that, as described in the April 13, 2026 Target Press Release, as a result of the Target's revision of the operating results and distribution forecast for the fiscal period ending February 2026 (September 1, 2025 to February 28, 2026) and decision not to make a distribution for that fiscal period, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection with that, the Offerors determined on April 14, 2026 to amend the terms and conditions of purchase, etc. (the Tender Offer Period and the settlement start date), including extending the Tender Offer Period to April 28, 2026, which is the date falling 10 Business Days after April 14, 2026, the submission date of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, making the Tender Offer Period a total of 76 Business Days.

The Offerors also note that, as stated in the April 13, 2026 Target Press Release, the Target is expected not to make a distribution for the fiscal period ending February 2026. However, even taking into account that development, the Offerors believe that the Tender Offer Price of JPY 125,000 sufficiently reflects the value of the Target, and accordingly they have not changed the Tender Offer Price as of today. Also, as of the date of submission of this document, no changes have been made to the amount to be delivered per investment unit as a result of the Investment Unit Consolidation, and it is expected that an amount equal to the Tender Offer Price will be paid.

(3) Measures to Ensure the Fairness of the Tender Offer Including Measures to Ensure the Fairness of the Tender Offer Price and Measures to Avoid Conflicts of Interest

(vi) Ensuring Objective Conditions to Guarantee the Fairness of the Tender Offer

(Before the amendments)

(Omitted)

In addition, the Offerors had set the Tender Offer Period at 60 Business Days, while the minimum period stipulated by law is 20 Business Days. Following that, as a result of the Target's announcement on April 1, 2026 of the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building),"

which disclosed that the operating results and distributions of the Target for the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027) are expected to show a significant decline in revenue and profit compared to the fiscal period ended August 2025 (March 1, 2025 to August 31, 2025), which was prior to the tenant changes at "Fukuoka Green Building," resulting in a significant decrease in distributions, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection therewith, extended the Tender Offer Period to April 16, 2026, which is the date falling 10 Business Days after April 2, 2026, the date of submission of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, and the Tender Offer Period thereby became a total of 68 Business Days. By setting the Tender Offer Period longer than the minimum period prescribed by law, the Offerors intend to ensure that the unitholders of the Target have an adequate opportunity to make a decision on whether to tender their Investment Units in the Tender Offer, to ensure there is an opportunity for competing offerors for purchases, of the Investment Units, thereby ensuring the fairness of the Tender Offer Price.

(After the amendments)

(Omitted)

In addition, the Offerors had set the Tender Offer Period at 60 Business Days, while the minimum period stipulated by law is 20 Business Days. Following that, as a result of the Target's announcement on April 1, 2026 of the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)," which disclosed that the operating results and distributions of the Target for the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027) are expected to show a significant decline in revenue and profit compared to the fiscal period ended August 2025 (March 1, 2025 to August 31, 2025), which was prior to the tenant changes at "Fukuoka Green Building," resulting in a significant decrease in distributions, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection therewith, extended the Tender Offer Period to April 16, 2026, which is the date falling 10 Business Days after April 2, 2026, the date of submission of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, and the Offerors had accordingly set the Tender Offer Period at a total of 68 Business Days. Following that, as a result of the Target's announcement, as described in the April 13, 2026 Target Press Release, of its revision of the operating results and distribution forecast for the fiscal period ending February 2026 (September 1, 2025 to February 28, 2026) and that no distribution is expected to be made for that fiscal period, there was a change in the material facts to be stated in the Tender Offer Registration Statement, and accordingly, the Offerors submitted an amended Tender Offer Registration Statement to the Director-General of the Kanto Local Finance Bureau under the provisions of Article 27-8, paragraph (2) of the Act, and in connection with that, the Offerors extended the Tender Offer Period to April 28, 2026, which is the date falling 10 Business Days after April 14, 2026, the submission date of the amended Tender Offer Registration Statement, in accordance with the provisions of Article 27-8, paragraph (8) of the Act, and the Tender Offer Period consequently became 76 Business Days. By setting the Tender Offer Period longer than the minimum period prescribed by law, the Offerors intend to ensure that the unitholders of the Target have an adequate opportunity to make a decision on whether to tender their Investment Units in the Tender Offer, to ensure there is an opportunity for competing offerors for purchases, of the Investment Units, thereby ensuring the fairness of the Tender

Offer Price.

(4) Policy for Organizational Restructuring Following the Tender Offer (Matters Concerning the So-Called Two-Step Acquisition)

(Before the amendments)

(Omitted)

Specifically, after the completion of settlement of the Tender Offer, the Offerors plan to request that the Target hold an extraordinary unitholders meeting (the "Extraordinary Unitholders Meeting") with a proposal including the consolidation of the investment units of the Target (the "Investment Unit Consolidation") on the agenda. The Offerors plan to vote in favor of that proposal at the Extraordinary Unitholders Meeting. In addition, as of the submission date of this Statement, the Target plans to hold the Extraordinary Unitholders Meeting in late June 2026. The Offerors plan to request that the Target hold the Extraordinary Unitholders Meeting and change the fiscal period end for the fiscal period ending August 2026 from August 2026 to February 2027 by amending the articles of incorporation of the Target if the Offerors expect that they will not be able to hold an extraordinary unitholders meeting and complete the Investment Unit Consolidation during the Target's fiscal period ending August 2026.

(Omitted)

(After the amendments)

(Omitted)

Specifically, after the completion of settlement of the Tender Offer, the Offerors plan to request that the Target hold an extraordinary unitholders meeting (the "Extraordinary Unitholders Meeting") with a proposal including the consolidation of the investment units of the Target (the "Investment Unit Consolidation") on the agenda. The Offerors plan to vote in favor of that proposal at the Extraordinary Unitholders Meeting. In addition, as of the submission date of this Statement, the Target plans to hold the Extraordinary Unitholders Meeting in early July 2026. The Offerors plan to request that the Target hold the Extraordinary Unitholders Meeting and change the fiscal period end for the fiscal period ending August 2026 from August 2026 to February 2027 by amending the articles of incorporation of the Target if the Offerors expect that they will not be able to hold an extraordinary unitholders meeting and complete the Investment Unit Consolidation during the Target's fiscal period ending August 2026.

(Omitted)

2. Overview of the Tender Offer

(2) Schedule, etc.

(ii) Period for Purchase, etc. as of the Filing Date of the Tender Offer Registration Statement

(Before the amendments)

From January 7, 2026 (Wednesday) to April 16, 2026 (Thursday) (68 Business Days)

(After the amendments)

From January 7, 2026 (Wednesday) to April 28, 2026 (Thursday) (76 Business Days)

(8) Method of Settlement

(ii) Commencement Date of the Settlement

(Before the amendments)

April 23, 2026 (Thursday)

(After the amendments)

May 11, 2026 (Monday)

4. Other Matters

(2) Other Information Considered Necessary for Investors to Decide Whether to Tender Their Investment Units in the Tender Offer

(Before the amendments)

The Target announced the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)" on April 1, 2026. The following is a summary of that announcement.

The following summary is a partial excerpt of the information announced by the Target, and the Offerors are not in a position to independently verify, and have not in fact independently verified, the accuracy or truthfulness of the contents of that announcement. For details, please refer to the contents of that announcement.

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces the following update regarding the Fukuoka Green Building, an asset under management (as disclosed in the "Notice Concerning Name Change of Asset under Management" separately announced on January 30, 2026, the Hitachi Kyusyu Building was renamed to the Fukuoka Green Building effective February 1, 2026; the "Property"), for which SANKEI REAL ESTATE concluded an agreed-upon termination of the lease agreement with the tenant, Hitachi, Ltd., on September 30, 2025, as disclosed in the "Notice Concerning Change of Tenant (Termination of Lease Agreement with Major Business Partner (Partly Excluded)) (Hitachi Kyusyu Building)" separately announced on September 30, 2025 (the "September 30, 2025 Press Release").

In connection with the Property, as disclosed in "3. Future management policy of the Property" of the September 30, 2025 Press Release, SANKEI REAL ESTATE is proceeding with considering the tenant search and selling the Property after changing the Property's specifications to those for multi-tenants. However, due to the impact of rising construction costs, labor shortages, and material shortages, neither the restoration projects nor the renewal projects to change the Property's specifications to those for multi-tenants has been ordered as of today. Given the status of the progress and the characteristics of the Property, the leasing up will likely take considerably longer than initially anticipated, and it is now expected that the tenant

search will not be completed at least within the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027). Furthermore, while SANKEI REAL ESTATE continues to concurrently consider selling the Property, the sale is planned to proceed in anticipation of progress on the aforementioned projects and the tenant search, and therefore, it is now expected that the sale will not be completed at least within the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027).

On the other hand, with respect to the Property, there are no projected revenues for the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027), equivalent to the receipt of the cancellation penalty of 582 million yen for the fiscal period ended February 28, 2026 (from September 1, 2025 to February 28, 2026) or the receipt of the settlement amount of restoration projects, etc. of 1,419 million yen for the fiscal period ended August 31, 2026 (March 1, 2026 to August 31, 2026).

Based on the above, regarding the operating forecasts and distribution forecasts for the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027), a significant decline in revenue and profit is expected compared to the fiscal period ended August 31, 2025 (from March 1, 2025, to August 31, 2025), which preceded the change of tenant at the Property; consequently, a significant reduction in distribution is expected.

Specific forecasts for the fiscal period ending February 28, 2027 (from September 1, 2026, to February 28, 2027) are currently under review and will be announced in the financial results ((REIT) Financial Report for the Fiscal Period Ended February 2026), which is scheduled for April 15, 2026.

(After the amendments)

(1) Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)

The Target announced the "Notice Regarding Progress of Disclosed Matters: Notification of Tenant Changes (Termination of Lease Agreements with Major Tenants (Except for a Portion)) (Fukuoka Green Building)" on April 1, 2026. The following is a summary of that announcement.

The following summary is a partial excerpt of the information announced by the Target, and the Offerors are not in a position to independently verify, and have not in fact independently verified, the accuracy or truthfulness of the contents of that announcement. For details, please refer to the contents of that announcement.

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces the following update regarding the Fukuoka Green Building, an asset under management (as disclosed in the "Notice Concerning Name Change of Asset under Management" separately announced on January 30, 2026, the Hitachi Kyusyu Building was renamed to the Fukuoka Green Building effective February 1, 2026; the "Property"), for which SANKEI REAL ESTATE concluded an agreed-upon termination of the lease agreement with the tenant, Hitachi, Ltd., on September 30, 2025, as disclosed in the "Notice Concerning Change of Tenant (Termination of Lease Agreement with Major Business Partner (Partly Excluded)) (Hitachi Kyusyu Building)" separately announced on September 30, 2025 (the "September 30, 2025 Press Release").

In connection with the Property, as disclosed in "3. Future management policy of the Property" of the September 30, 2025 Press Release, SANKEI REAL ESTATE is proceeding with considering the tenant search and selling the Property after changing the Property's specifications to those for multi-tenants. However, due to the impact of rising construction costs, labor shortages, and material shortages, neither the

restoration projects nor the renewal projects to change the Property's specifications to those for multi-tenants has been ordered as of today. Given the status of the progress and the characteristics of the Property, the leasing up will likely take considerably longer than initially anticipated, and it is now expected that the tenant search will not be completed at least within the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027). Furthermore, while SANKEI REAL ESTATE continues to concurrently consider selling the Property, the sale is planned to proceed in anticipation of progress on the aforementioned projects and the tenant search, and therefore, it is now expected that the sale will not be completed at least within the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027).

On the other hand, with respect to the Property, there are no projected revenues for the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027), equivalent to the receipt of the cancellation penalty of 582 million yen for the fiscal period ended February 28, 2026 (from September 1, 2025 to February 28, 2026) or the receipt of the settlement amount of restoration projects, etc. of 1,419 million yen for the fiscal period ended August 31, 2026 (March 1, 2026 to August 31, 2026).

Based on the above, regarding the operating forecasts and distribution forecasts for the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027), a significant decline in revenue and profit is expected compared to the fiscal period ended August 31, 2025 (from March 1, 2025, to August 31, 2025), which preceded the change of tenant at the Property; consequently, a significant reduction in distribution is expected.

Specific forecasts for the fiscal period ending February 28, 2027 (from September 1, 2026, to February 28, 2027) are currently under review and will be announced in the financial results ((REIT) Financial Report for the Fiscal Period Ended February 2026), which is scheduled for April 15, 2026.

(2) Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts (No Distributions) and Recording of Impairment Losses for the Fiscal Period Ended February 28, 2026

The Target announced the April 13, 2026 Target Press Release, disclosing a revision of the operating results and distribution forecast for the fiscal period ending February 2026 (September 1, 2025 to February 28, 2026). The following is a summary of that announcement. The following summary is a partial excerpt of the information announced by the Target, and the Offerors are not in a position to independently verify, and have not in fact independently verified, the accuracy or truthfulness of the contents of that announcement. For details, please refer to the contents of that announcement.

(i) Details of the Revisions to the Operating Results and Distribution Forecast for the Fiscal Period Ending February 2026 (September 1, 2025 to February 28, 2026)

	Operating revenue (million yen)	Operating profit (loss) (million yen)	Ordinary profit (loss) (million yen)	Net profit (loss) (million yen)	Distribution per unit (yen) (including distributions in excess of earnings)	Distribution per unit (yen) (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit (yen)
Previous forecasts announced (A)	2,893	1,573	1,295	1,295	2,773	2,773	-
Revised forecasts (B)	2,882	(3,323)	(3,564)	(4,009)	0	0	-

Change (B-A)	(11)	(4,896)	(4,859)	(5,304)	(2,773)	(2,773)	-
Change rate	(0.4)%	-%	-%	-%	(100.0)%	(100.0)%	-

(Reference) Fiscal period ended February 28, 2026

Forecast number of investment units issued and outstanding at end of period: 467,099 units; Forecast net loss per unit:8,583 yen

(Note 1) The operating forecasts and distribution forecasts for the fiscal period ended February 28, 2026, are made using information available at the time of this release, based on the assumptions stated in "Assumption Underlying the Operating Forecasts and Distribution Forecasts for the Fiscal Period Ended February 28, 2026." Actual operating revenue, operating profit (loss), ordinary profit (loss), net profit (loss), distribution per unit (excluding distributions in excess of earnings) and distributions in excess of earnings per unit may differ as a result of variance from assumptions due to various factors, such as future additional acquisition or sale of real estate, trends in the real estate market, interest rate fluctuation, and other changes in circumstances surrounding SANKEI REAL ESTATE.

(Note 2) SANKEI REAL ESTATE expects to record income taxes of 445 million yen as it expects not to make any distributions.

(Note 3) Figures are rounded down to the nearest specified unit, and change rate is rounded to one decimal place.

(ii) Reasons for Revision and Announcement of Operating Results and Distribution Forecast

Regarding the Fukuoka Green Building, an asset under management (as disclosed in the "Notice Concerning Name Change of Asset under Management" separately announced on January 30, 2026, the Hitachi Kyusyu Building was renamed to the Fukuoka Green Building effective February 1, 2026; the "Property"), SANKEI REAL ESTATE concluded an agreed-upon termination of the lease agreement with the tenant, Hitachi, Ltd., on September 30, 2025, as disclosed in the "Notice Concerning Change of Tenant (Termination of Lease Agreement with Major Business Partner (Partly Excluded)) (Hitachi Kyusyu Building)" separately announced on September 30, 2025.

In addition, as disclosed in the "(Progress of Disclosure Matters) Notice Concerning Change of Tenant (Termination of Lease Agreement with Major Business Partner (Partly Excluded)) (Fukuoka Green Building)" separately announced on April 1, 2026 by SANKEI REAL ESTATE, given that, among other things, neither the restoration projects nor the renewal projects to change the Property's specifications to those for multi-tenants has been ordered due to the impact of rising construction costs, labor shortages, and material shortages, it is now expected that the tenant search or the sale of the Property will not be completed at least within the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027). On the other hand, with respect to the Property, there are no projected revenues for the fiscal period ending February 28, 2027 (from September 1, 2026 to February 28, 2027), equivalent to the receipt of the cancellation penalty of 582 million yen for the fiscal period ended February 28, 2026 (from September 1, 2025 to February 28, 2026) or the receipt of the settlement amount of restoration projects, etc. of 1,419 million yen for the fiscal period ending August 31, 2026 (March 1, 2026 to August 31, 2026).

In view of these circumstances, SANKEI REAL ESTATE has continued to consider its future management policy for the Fukuoka Green Building. As a result of careful consideration up to today, SANKEI REAL ESTATE expects that, with respect to the Fukuoka Green Building, a change that will significantly reduce

the recoverable amount is likely to occur in the scope or manner of its use. Therefore, in accordance with the accounting standards for impairment of fixed assets, etc., SANKEI REAL ESTATE expects to reduce the book value of the Fukuoka Green Building to the recoverable amount and to record the resulting decrease as an impairment loss (¥4,933 million) in operating expenses for the fiscal period ended February 28, 2026. In addition, since SANKEI REAL ESTATE now expects not to make any distributions for the fiscal period ended February 28, 2026 (September 1, 2025 to February 28, 2026), SANKEI REAL ESTATE revises the forecasts for operating results and distribution for the fiscal period ended February 28, 2026. SANKEI REAL ESTATE will consider various measures to eliminate, as much as possible, the amount of the undisposed loss expected to be recorded for the fiscal period ended February 28, 2026 as a result of the above loss and other factors, in the subsequent fiscal period.

-End-

Restriction on Solicitation

This press release is to announce the Tender Offer to the public and has not been prepared for the purpose of soliciting an offer to sell investment units. If unitholders wish to make an offer to sell their investment units, they should first carefully read the Tender Offer Explanatory Statement for the Tender Offer and make their own independent decision. This press release does not constitute, nor form part of, any offer to sell, solicitation of a sale of, or any solicitation of any offer to buy, any securities. In addition, neither this press release (or any part of it) nor the fact of its distribution shall form the basis for any agreement on the Tender Offer or be relied on when executing such an agreement.

United States Regulations

The Tender Offer will be conducted in compliance with the procedures and information disclosure standards set out in the Act, but those procedures and standards are not necessarily the same as the procedures and information disclosure standards in the United States. In particular, the Tender Offer is not subject to Section 13(e) or Section 14(d) of the U.S. Securities Exchange Act of 1934 (as amended, the "U.S. Securities Exchange Act of 1934") or the rules set out under those sections, and the Tender Offer will not be conducted in line with those procedures or standards. All of the financial data included in this press release and the reference documents thereof do not conform to accounting standards in the United States and may not be equivalent to the financial statements of a corporation in the United States. Further, the Offerors and the Target are companies that have been established outside of the United States and some or all of the directors of the Offerors and the Target reside outside of the United States, so it may be difficult to exercise any rights or make any claims under the federal securities laws of the United States. It also may be impossible to bring an action against a corporation that is based outside of the United States or its directors in a court outside of the United States on the grounds of a violation of the federal securities laws of the United States. There is also no guarantee that a corporation that is based outside of the United States or its subsidiaries or affiliates may be compelled to submit themselves to the jurisdiction of a United States court.

Unless otherwise provided, all of the procedures concerning the Tender Offer will be conducted in the Japanese language. All or some of the documents related to the Tender Offer are prepared in the English language, and if there is a discrepancy between that English language document and the corresponding Japanese language document, the Japanese language document will prevail.

Statements that constitute "forward-looking statements" as defined in Section 27A of the U.S. Securities Act of 1933 (as amended) and Section 21E of the U.S. Securities Exchange Act of 1934 are included in statements in this press release and the reference documents thereof. There may be a significant difference between actual results and the express or implied predictions, etc. made as "forward-looking statements" due to known or unknown risks, uncertainties, and other factors. None of the Offerors, the Target, and their affiliates guarantees that any express or implied prediction, etc. made as a "forward-looking statement" will ultimately be correct. Such "forward-looking statements" in this press release and the reference documents thereof have been prepared based on information that is available to the Offerors and the Target as of the date of this press release, and unless required by applicable laws or regulations or the rules of a financial instruments exchange, none of the Offerors, the Target, and any of their affiliates has an obligation to update or correct those statements in order to reflect future events or circumstances.

The Offerors, financial advisors of the Offerors and the Target, and the tender offer agent (including their affiliates) might purchase by means other than the Tender Offer or conduct an act aimed at such a purchase of investment units of the Target on their own account or the account of their client before the commencement of the Tender Offer or during the purchase period of the Tender Offer to the extent permitted by Japanese laws and regulations related to financial instruments transactions and other applicable laws and regulations in the scope of their ordinary business and in accordance with the requirements of Rule 14e-5(b) of the U.S. Securities Exchange Act of 1934. Such purchases may be made at market prices through market transactions or at prices determined through negotiations outside the market. If information regarding such a purchase is disclosed in Japan, that information will also be disclosed in the English language on a website of the person that conducted that purchase (or by another disclosure method).

In other countries

Some countries or regions may impose restrictions on the announcement, issue, or distribution of this press release. In such cases, please take note of such restrictions and comply with them. This press release shall not constitute a solicitation of an offer to sell or an offer to buy investment units relating to the Tender Offer and shall be deemed a distribution of materials for informative purposes only.