SANKEI REAL ESTATE Inc.

English Translation

April 28, 2026

For Immediate Release

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
Director and Chief Finance & IR Officer
TEL: +81-3-5542-1316

Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts for the Fiscal Period Ending August 31, 2026

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces the following revisions to the operating forecasts and distribution forecasts for the fiscal period ending August 31, 2026 (from March 1, 2026 to August 31, 2026) announced in "(REIT) Financial Report for the Fiscal Period Ended August 2025" dated October 16, 2025.

1. Details of Revisions to Operating Forecasts and Distribution Forecasts for the Fiscal Period Ending August 31, 2026 (from March 1, 2026 to August 31, 2026)

	Operating revenue (million yen)	Operating profit (million yen)	Ordinary profit (million yen)	Net profit (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)	3,707	1,386	1,051	1,050	2,249	2,249	-
Revised forecasts (B)	3,757	1,987	1,664	1,663	3,560	3,560	-
Change (B-A)	50	601	613	613	1,311	1,311	-
Change rate	1.3 %	43.4 %	58.3 %	58.4 %	58.3 %	58.3 %	-

(Reference) Fiscal period ending August 31, 2026
Forecast number of investment units issued and outstanding at end of period: 467,099 units; Forecast net profit per unit: 3,560 yen

(Note 1) For more information, please refer to "(REIT) Financial Report for the Fiscal Period Ended February 2026."

(Note 2) Figures are rounded down to the nearest specified unit, and change rate is rounded to one decimal place.

2. Reason for Revisions to Operating Forecasts and Distribution Forecasts and Announcement of Such

The operating forecasts for the fiscal period ending August 31, 2026 (from March 1, 2026 to August 31, 2026), which were disclosed by SANKEI REAL ESTATE in "(REIT) Financial Report for the Fiscal Period Ended August 2025" dated October 16, 2025 (the "Previous Forecasts Announced"), were prepared based on the assumption that the restoration projects of the Fukuoka Green Building (the "Property") and the renewal projects to change the Property's specifications to those for multi-tenants (collectively, the "Projects") would be completed. However, 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, the Projects had not been ordered due to the impact of rising construction costs, labor shortages, and material shortages. Recently, SANKEI REAL ESTATE has obtained a reasonable prospect of placing orders for

"This notice is the English translation of the original Japanese document and is provided solely for information purposes.
There is no assurance as to the accuracy and/or the completeness of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail."

part of the Projects, with completion of such part expected during the fiscal period ending August 31, 2026 (from March 1, 2026 to August 31, 2026). As a result, among other things, the repair expenses to be recorded for the Property become only a portion of the amount of the repair expenses to be recorded as estimated in the Previous Forecasts Announced. Accordingly, changes have occurred in the conditions underlying the Previous Forecasts Announced, and, compared with the Previous Forecasts Announced, a difference of 30% or more in forecast profit and a difference of 5% or more in forecast distributions per unit are expected for the fiscal period ending August 31, 2026. In light of the foregoing, SANKEI REAL ESTATE revises the forecasts for operating results and distribution for the fiscal period ending August 31, 2026. For the conditions underlying this forecast, please refer to the "(REIT) Financial Report for the Fiscal Period Ended February 2026" announced today.

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

"This notice is the English translation of the original Japanese document and is provided solely for information purposes.
There is no assurance as to the accuracy and/or the completeness of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail."