SANKEI REAL ESTATE Inc.

English Translation

June 30, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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SANKEI REAL ESTATE Inc.
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(TSE code: 2972)
Asset Management Company
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Notice Concerning Future Management Initiatives

As stated in the "Notice Concerning Results of the Tender Offer by Tiger Limited Partnership and Lion Limited Partnership for Investment Units of SANKEI REAL ESTATE Inc.," as separately announced on May 19, 2026, the tender offer for the investment units of SANKEI REAL ESTATE Inc. (the "Investment Corporation") under the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended) was unsuccessful, and the Investment Corporation has continued its operations while keeping its investment units listed.

The Investment Corporation is focused on recovering distributions to unitholders and hereby announces the following future management initiatives.

1. Internal Growth

The Investment Corporation will continue to pursue steady internal growth by further promoting the lease-up of Fukuoka Green Building, strengthening relationships with existing tenants and enhancing tenant satisfaction. Specifically, it is continuing its efforts to improve occupancy of low-occupancy properties and to conduct active rent increase negotiations with tenants for whom a rent gap exists (internal growth potential), and will continue to do so going forward.

2. External Growth

With respect to Fukuoka Green Building, one of the Investment Corporation's portfolio properties, part of the restoration projects and the renewal projects to change the property's specifications to those for multi-tenants is expected to be completed, and the Investment Corporation is continuing to explore possibilities and opportunities for its transfer while simultaneously pursuing internal growth by promoting re-tenanting.

In addition, based on portfolio restructuring, the Investment Corporation will consider the possibility of transfer of other portfolio properties, while continuing to make maximum use of sponsor support from Sankei Building Co., Ltd. ("SANKEI BUILDING") and maintain external growth through acquisition of SANKEI BUILDING's portfolio properties as well as properties held by third parties by leveraging SANKEI BUILDING's sourcing capabilities. Furthermore, the Investment Corporation will strive to improve the profitability and stability of the portfolio by implementing diversified investments that take into consideration the balance of the portfolio matrix such as area and yield.

3. Financial Management

The Investment Corporation will continue to conduct appropriate and sound financial management while considering agility of financing activities, stability of cash flow management, and other matters in order to secure stable earnings and steady growth of assets under management over the medium to long term. Specifically, the Investment Corporation will focus on strengthening its financial position for the time being, including diversifying

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debt maturities and extending the average remaining period at the time of future refinancing.

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

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