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For Immediate Release

Real Estate Investment Trust Securities Issuer
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(TSE code: 2972)

Asset Management Company

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Notice Concerning the Overview of Unitholder Benefit Program
for Fiscal Period Ended August 2025 (13th Fiscal Period)

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") hereby announces the overview of the unitholder benefit program for fiscal period ended August 2025 (13th Fiscal Period) as follows.

1. Purpose

SANKEI REAL ESTATE has introduced the unitholder benefit program for Intergate Hotels to express gratitude to its unitholders for their continued support and to provide an opportunity to deepen their understanding of the hotels it owns. Intergate Hotels are owned by SANKEI REAL ESTATE and operated by GRANVISTA Hotels & Resorts Co., Ltd. They are value-experience hotels where guests can experience the connection and values of the community and people through the "five senses."

2. Overview

i	Applicable hotels	Hotels in the Intergate Hotels brand owned by SANKEI REAL ESTATE <ul style="list-style-type: none"> • Hotel Intergate Tokyo Kyobashi (Chuo-ku, Tokyo) • Hotel Intergate Hiroshima (Naka-ku, Hiroshimashi, Hiroshima) • Hotel Intergate Kyoto Shijo Shinmachi (Nakagyo-ku, Kyoto-shi, Kyoto) • Hotel Intergate Kanazawa (Kanazawa-shi, Ishikawa)
ii	Details of unitholder benefits	5% discount on the accommodation rates listed on the official websites (Note 1)
iii	Eligible unitholders	Unitholders who are listed or recorded in the registry of unitholders as of the record date <ul style="list-style-type: none"> • Record date: August 31, 2025 • Number of investment units held: 1 unit or more
iv	Period of validity (Note 2)	From December 1, 2025 to May 31, 2026
v	Terms of use and restrictions	<ul style="list-style-type: none"> • You need to make a reservation through the official websites of the applicable hotels using the promo code provided by SANKEI REAL ESTATE. • You can use it as many times as you like during the period of validity. • Reservations may not be accepted depending on availability. • It cannot be used with other accommodation benefits or promotions. • For details, please refer to the information in the Asset Management Report.

(Note 1) The accommodation rates provided on the official websites are based on the "lowest price plan," and are a better value than those provided on other booking sites.

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(Note 2) The “period of validity” refers to the period when reservations can be made using the above benefit program. The actual period of stay does not need to fall within this period.

3. Cost coverage

This unitholder benefit program is provided with the cooperation of the hotel operator. SANKEI REAL ESTATE will not bear the costs associated with the discounted rates. However, SANKEI REAL ESTATE will bear the cost related to operation of the unitholder benefit program such as a fee for the notices to unitholders.

4. Other

SANKEI REAL ESTATE plans to continue the unitholder benefit program for fiscal period ended February 2026 (14th Fiscal Period) and subsequent fiscal periods. However, program details, such as applicable hotels, may change based on discussion with the hotel operator. SANKEI REAL ESTATE will promptly disclose details should any change to the unitholder benefit program be decided.

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