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For Immediate Release

Real Estate Investment Trust Securities Issuer
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SANKEI REAL ESTATE Inc.
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(TSE code: 2972)

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(Amendment) Notice Concerning Abolition of Unitholder Benefit Program

As announced by “Notice Concerning Abolition of Unitholder Benefit Program” dated January 6, 2026, SANKEI REAL ESTATE Inc. (“SANKEI REAL ESTATE”) has decided to abolish its unitholder benefit program, subject to the completion of the tender offer (the “Tender Offer”) for the Investment Units of SANKEI REAL ESTATE by Tiger Limited Partnership and Lion Limited Partnership. However, SANKEI REAL ESTATE hereby announces that it decided today to abolish the unitholder benefit program effective as of the benefits vesting on August 31, 2025, regardless of the outcome of the 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, regardless of the outcome of the 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/>