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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 Disposition of Domestic Real Estate Trust Beneficiary Right**  
**(Fukuoka Green Building)**

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that the disposition (the "Disposition") of the trust beneficiary right in the following property (the "Property") was decided today by Sankei Building Asset Management Co., Ltd., the asset management company to which SANKEI REAL ESTATE entrusts the management of its assets (the "Asset Management Company").

**1. Overview of the Disposition**

|      |                                                               |                                                    |
|------|---------------------------------------------------------------|----------------------------------------------------|
| i    | Property name                                                 | Fukuoka Green Building                             |
| ii   | Contract date                                                 | September 25, 2026                                 |
| iii  | Disposition date                                              | October 13, 2026 (Note 1)                          |
| iv   | Disposition price                                             | 5,500 million yen (Note 2)                         |
| v    | Book value                                                    | 5,102 million yen (Note 3)                         |
| vi   | Amount of difference between disposition price and book value | 288 million yen (Note 4)                           |
| vii  | Buyer                                                         | Please refer to "4. Overview of Buyer" below.      |
| viii | Brokerage                                                     | Yes (Note 5)                                       |
| ix   | Settlement method                                             | Receipt of the full amount at the time of delivery |

(Note 1) The disposition date is subject to change upon agreement between SANKEI REAL ESTATE and the buyer.

(Note 2) The disposition price is the sale and purchase price stated in the sale and purchase agreement for the Property, rounded down to the nearest million yen. Sale and purchase prices do not include consumption tax, local consumption tax and the various expenses required for the disposition.

(Note 3) The book value is a value as of the end of February 2026.

(Note 4) The difference between the disposition price and the book value is a value for reference, calculated as the difference between the planned disposition price, book value and disposition-related expenses, and may be different from the actual gain (loss) on disposition.

(Note 5) The broker does not fall under the category of any party with an interest under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) or the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Cabinet Order No. 480 of 2000, as amended), nor does it fall under the category of any interested party as defined in the Asset Management Company's Rules on Transactions with Interested Parties.

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## 2. Reason for the Disposition

The Property is a large-scale office building located in the Momochihama area of Sawara-ku, Fukuoka-shi, which was completed over 30 years ago. Since entering into an agreement on September 30, 2025 with the tenant that had leased the entire building for the mutual termination of the lease for the Property, leasing activities for the multi-tenant conversion of the Property have been actively pursued; however, the occupancy rate has remained low.

In addition to delays in placing orders for multi-tenant conversion work due to rising construction costs and shortages of both labor and construction materials, office demand in the area has not recovered as much as expected. In light of concerns that leasing activities may take longer than initially anticipated, with the recovery of the Property's earnings requiring a considerable period of time and the impact on the overall earnings of the portfolio consequently increasing, SANKEI REAL ESTATE has continued its efforts to sell the Property in parallel with its efforts to attract tenants.

SANKEI REAL ESTATE has reached an agreement with the buyer on a price that exceeds both the book value and the appraisal value, and has decided to proceed with the Disposition.

The proceeds from the Disposition will be used in part for the repayment of borrowings.

## 3. Overview of the Property

The table below shows the overview of the Property (the "asset table"), and the terms used in the asset table are as follows unless otherwise specified in the asset table.

In principle, unless otherwise specified, the status as of the last day of February 2026 is indicated.

- "Type of specified asset" indicates the type of the Property.
- "Location" indicates the formal building address of the Property. If there is no formal building address, the building location stated in the registry (if there are multiple locations, one of those) is indicated.
- "Site area" of the land is indicated based on the information in the registry.
- "Use district" of the land indicates the type of use district stipulated in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- "Floor area ratio" and "Building coverage ratio" of the land indicate, in principle, the figures before the increase or decrease through easing or restrictive measures defined in accordance with related laws and regulations such as the Building Standards Act and the City Planning Act.
- "Type of ownership" of the land indicates the type of right in the Property held by SANKEI REAL ESTATE (or, in the case of a real estate trust beneficiary right, by the trustee of the real estate trust).
- "Structure and floors" of the building is indicated based on the information in the registry.
- "Construction completion" of the building indicates the date of completion of the building indicated in the registry. If there are multiple main buildings, the date of the oldest building in the registry is indicated.
- "Total floor area" of the building is indicated based on the information in the registry. Moreover, "Total floor area" indicates the total floor area of main buildings and attached buildings. It indicates the total floor area of the one entire building regardless of sectional ownership or quasi co-ownership.
- "Use" of the building indicates the main use among the building type in the registry.
- "Type of ownership" of the building indicates the type of right in the Property to be disposed of by SANKEI REAL ESTATE (or, in the case of a real estate trust beneficiary right, by the trustee of the real estate trust).
- "Property management company" indicates the company with which SANKEI REAL ESTATE has concluded a property management agreement for the Property.
- "Master lease company" indicates the company with which SANKEI REAL ESTATE has concluded a master lease agreement for the Property.
- "Master lease type" indicates the type of master lease agreement (pass-through-type or fixed-rent-type) for the Property. "Pass-through-type" indicates master lease agreements with no rent guarantee and "fixed-rent-type" indicates master lease agreements with rent guarantee.
- "Special remarks" indicates matters recognized as important as of the last day of February 2026 in consideration of the relationship of rights, use, safety, etc. of the Property as well as the impact on the appraisal value, profitability, and disposal.

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- “Leasable area” indicates the area believed to be leasable (excluding area of incidental parts such as warehouse, signboard and parking lot that are not the main use) based on the lease agreement, drawing, etc. of buildings for the Property as of the last day of February 2026, rounded down to two decimal places.
- “Occupancy rate” indicates the ratio of leased area to leasable area for the Property as of the last day of February 2026, rounded to one decimal place.
- “Number of tenants” indicates the number of tenants based on the lease agreement for the Property as of the last day of February 2026. However, the total number of end tenants is indicated for the portion in the pass-through-type master lease agreement when a master lease agreement has been concluded for the said asset. If a single tenant has concluded lease agreements for different uses of a single asset, the concerned tenant is counted as a tenant on a use-by-use basis.
- “Total rental revenue” indicates the amount calculated by annualizing the monthly rent (Only for rent of rental rooms excluding usage fee of incidental parts such as warehouse, signboard and parking lot that are not the main use and including common service expenses, etc. Free rent and rent holiday will not be taken into consideration. If there is any agreement of change of rent, the rent as of the last day of February 2026 is used. If the agreement with tenant includes variable rent, such variable rent is not taken into consideration. Consumption tax, etc. are not included.) of the building indicated in the lease agreement for the Property effective as of the last day of February 2026, rounded down to the nearest million yen.
- “Security and guarantee deposits” indicates the total amount of security and guarantee deposits (including the amount expected to be received based on each lease agreement and excluding the security and guarantee deposits for incidental parts such as warehouse, signboard and parking lot that are not the main use) based on the lease agreement for the Property as of the last day of February 2026, rounded down to the nearest million yen.

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**A-12 Fukuoka Green Building**

|                                     |                                 |                                                                                                                                                                                                       |
|-------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property name                       |                                 | Fukuoka Green Building                                                                                                                                                                                |
| Type of specified asset             |                                 | Real estate trust beneficiary right                                                                                                                                                                   |
| Location                            |                                 | 2-1-1 Momochihama, Sawara-ku, Fukuoka-shi, Fukuoka                                                                                                                                                    |
| Disposition price                   |                                 | 5,500 million yen                                                                                                                                                                                     |
| Overview of trust beneficiary right | Trustee                         | Mizuho Trust & Banking Co., Ltd.                                                                                                                                                                      |
|                                     | Trust establishment date        | March 30, 2018                                                                                                                                                                                        |
|                                     | Trust expiration date           | September 30, 2030                                                                                                                                                                                    |
| Land                                | Site area                       | 9,960 m <sup>2</sup>                                                                                                                                                                                  |
|                                     | Use district                    | Commercial district                                                                                                                                                                                   |
|                                     | Floor area ratio                | 400%                                                                                                                                                                                                  |
|                                     | Building coverage ratio         | 80%                                                                                                                                                                                                   |
|                                     | Type of ownership               | Ownership                                                                                                                                                                                             |
| Building                            | Structure and floors            | Steel-frame and steel-frame reinforced concrete structure with a flat roof, 14 above-ground floors and 1 basement floor                                                                               |
|                                     | Construction completion         | February 29, 1996                                                                                                                                                                                     |
|                                     | Total floor area                | 26,518.63 m <sup>2</sup>                                                                                                                                                                              |
|                                     | Use                             | Office                                                                                                                                                                                                |
|                                     | Type of ownership               | Ownership                                                                                                                                                                                             |
| Property management company         |                                 | CBRE K.K.                                                                                                                                                                                             |
| Master lease company                |                                 | None                                                                                                                                                                                                  |
| Master lease type                   |                                 | None                                                                                                                                                                                                  |
| Appraisal value (Date of valuation) |                                 | 4,910 million yen (as of August 31, 2026)                                                                                                                                                             |
| Appraiser                           |                                 | Japan Real Estate Institute                                                                                                                                                                           |
| Collateral                          |                                 | None                                                                                                                                                                                                  |
| Overview of leasing                 |                                 |                                                                                                                                                                                                       |
|                                     | Number of tenants               | 0                                                                                                                                                                                                     |
|                                     | Total rental revenue            | 0 million yen                                                                                                                                                                                         |
|                                     | Security and guarantee deposits | 0 million yen                                                                                                                                                                                         |
|                                     | Leased area                     | 0.00 m <sup>2</sup>                                                                                                                                                                                   |
|                                     | Leasable area                   | 14,587.00 m <sup>2</sup>                                                                                                                                                                              |
|                                     | Occupancy rate                  | 0.0%                                                                                                                                                                                                  |
| Special remarks                     |                                 | The Property, together with the adjacent building, has received certification as a single complex under the Building Standards Act, and is subject to relaxed neighboring diagonal line restrictions. |

#### 4. Overview of Buyer

The buyer is a Japanese joint-stock company; however, details regarding the buyer are not disclosed because consent to such disclosure has not been obtained from the buyer. In addition, there are no noteworthy capital, personnel or business relationships between the buyer and SANKEI REAL ESTATE or the Asset Management Company, and the buyer does not fall under the category of a related party of either SANKEI REAL ESTATE or the Asset Management Company.

#### 5. Outlook for Operating Results

For information on the impact of the Disposition on the forecasts of operating results for the fiscal period ended August 2026 (March 1, 2026 to August 31, 2026) and the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027), please refer to the “Notice Concerning Revisions to Operating Forecasts and Distribution Forecasts for the Fiscal Period Ended August 31, 2026 and Fiscal Period Ending February 28, 2027” announced today. The forecast of operating results for the fiscal period ending August 2027 (March 1, 2027 to August 31, 2027) is scheduled to be announced in the financial results announcement for the fiscal period ended August 2026 ((REIT) Financial Report for the Fiscal Period Ended August 2026), which is scheduled for October 16, 2026.

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## 6. Overview of Appraisal Report

| Overview of appraisal report |                             |  |
|------------------------------|-----------------------------|--|
| Property name                | Fukuoka Green Building      |  |
| Appraiser                    | Japan Real Estate Institute |  |
| Appraisal value              | 4,910 million yen           |  |
| Appraisal date               | August 31, 2026             |  |

  

| Item                                                                     | Details           | Overview, etc.                                                                                                              |
|--------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Income approach value                                                    | 4,910 million yen | Assessed by applying the DCF method and direct capitalization method                                                        |
| Value based on direct capitalization method                              | 4,950 million yen |                                                                                                                             |
| i. Operating revenue                                                     | Not disclosed     |                                                                                                                             |
| Effective gross income                                                   | Not disclosed     |                                                                                                                             |
| Loss from vacancy, etc.                                                  | Not disclosed     |                                                                                                                             |
| ii. Operating expenses                                                   | Not disclosed     |                                                                                                                             |
| Maintenance and operation cost                                           | Not disclosed     |                                                                                                                             |
| Utilities expenses                                                       | Not disclosed     |                                                                                                                             |
| Repair expenses                                                          | Not disclosed     |                                                                                                                             |
| PM fee                                                                   | Not disclosed     |                                                                                                                             |
| Tenant soliciting fees, etc.                                             | Not disclosed     |                                                                                                                             |
| Taxes and public dues                                                    | Not disclosed     |                                                                                                                             |
| Non-life insurance premium                                               | Not disclosed     |                                                                                                                             |
| Other expenses                                                           | Not disclosed     |                                                                                                                             |
| iii. Net operating income (NOI: i. - ii.)                                | 251 million yen   |                                                                                                                             |
| iv. Income from deposits                                                 | Not disclosed     |                                                                                                                             |
| v. Capital expenditure                                                   | Not disclosed     |                                                                                                                             |
| Net cash flow (NCF: iii. + iv. - v.)                                     | 217 million yen   |                                                                                                                             |
| Capitalization rate                                                      | 4.4%              | Assessed by taking into consideration the marketability of targeted property, transaction yield of similar properties, etc. |
| Value based on discounted cash flow (DCF) method                         | 4,870 million yen |                                                                                                                             |
| Discount rate                                                            | 3.7%              | Assessed by taking into consideration the competitiveness, etc. of targeted property                                        |
| Terminal capitalization rate                                             | 4.0%              | Assessed by taking into consideration the risk on aging, market conditions, etc.                                            |
| Integrated value based on cost method                                    | 5,610 million yen |                                                                                                                             |
| Ratio of land                                                            | 89.2%             |                                                                                                                             |
| Ratio of building                                                        | 10.8%             |                                                                                                                             |
| Other matters which the appraiser has paid attention to in the appraisal | —                 |                                                                                                                             |

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

<Attachment>

Reference Material   Portfolio List Following Disposition

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<Attachment>

Reference Material Portfolio List Following Disposition

| Use                | Property number | Property name                          | Location                 | Acquisition price<br>(Note 1) |                         | Appraisal value<br>(million yen)<br>(Note 2) |
|--------------------|-----------------|----------------------------------------|--------------------------|-------------------------------|-------------------------|----------------------------------------------|
|                    |                 |                                        |                          | Price<br>(million yen)        | Investment ratio<br>(%) |                                              |
| Office building    | A-3             | S-GATE NIHONBASHI-HONCHO               | Chuo-ku, Tokyo           | 14,148                        | 16.9                    | 15,800                                       |
|                    | A-4             | S-GATE AKIHABARA                       | Chiyoda-ku, Tokyo        | 2,055                         | 2.4                     | 2,940                                        |
|                    | A-5             | Hibiya Sankei Building                 | Chiyoda-ku, Tokyo        | 5,829                         | 6.9                     | 7,190                                        |
|                    | A-6             | Hatchobori Sankei Building             | Chuo-ku, Tokyo           | 4,959                         | 5.9                     | 5,160                                        |
|                    | A-7             | Toyo Park Building                     | Koto-ku, Tokyo           | 3,782                         | 4.5                     | 3,470                                        |
|                    | A-9             | Omori Park Building                    | Ota-ku, Tokyo            | 5,400                         | 6.4                     | 4,890                                        |
|                    | A-10            | S-GATE AKASAKA                         | Minato-ku, Tokyo         | 7,000                         | 8.3                     | 7,550                                        |
|                    | A-11            | Miyazakidai Garden Office              | Miyamae-ku, Kawasaki-shi | 2,800                         | 3.3                     | 2,750                                        |
| Subtotal (average) |                 |                                        | -                        | 45,975                        | 54.8                    | 49,750                                       |
| Core asset group   | B-1             | Hotel Intergate Tokyo Kyobashi         | Chuo-ku, Tokyo           | 8,961                         | 10.7                    | 9,640                                        |
|                    | B-2             | Hotel Intergate Hiroshima              | Naka-ku, Hiroshima-shi   | 3,990                         | 4.8                     | 4,340                                        |
|                    | B-3             | SANKEILOGI Settsu                      | Settsu-shi, Osaka        | 5,242                         | 6.2                     | 5,520                                        |
|                    | B-4             | Hotel Intergate Kyoto Shijo Shinmachi  | Nakagyo-ku, Kyoto-shi    | 5,800                         | 6.9                     | 6,610                                        |
|                    | B-5             | Hotel Intergate Kanazawa               | Kanazawa-shi, Ishikawa   | 3,250                         | 3.9                     | 3,300                                        |
|                    | B-6             | Grids Premium Hotel Osaka Namba        | Naniwa-ku, Osaka-shi     | 7,800                         | 9.3                     | 9,230                                        |
|                    | B-7             | VESSEL HOTEL CAMPANA SUSUKINO (Note 3) | Chuo-ku, Sapporo-shi,    | 2,920                         | 3.5                     | 3,010                                        |
| Subtotal (average) |                 |                                        | -                        | 37,963                        | 45.2                    | 41,650                                       |
| Total (average)    |                 |                                        | -                        | 83,938                        | 100.0                   | 91,400                                       |

(Note 1) "Acquisition price" is the sale and purchase price of each real estate and trust beneficiary right stated in each sale and purchase agreement for the assets under management, rounded down to the nearest million yen. The sale and purchase prices do not include consumption tax, local consumption tax and the various expenses required for the acquisition. "Investment ratio" is the proportion of the acquisition price of each asset under management to the sum total amount of acquisition prices, rounded to one decimal place.

(Note 2) "Appraisal value" is the appraisal value with an appraisal date of February 28, 2026, stated in each real estate appraisal report. The appraisal of each asset under management is entrusted to Japan Real Estate Institute, The Tanizawa Sōgō Appraisal Co., Ltd. and Daiwa Real Estate Appraisal Co., Ltd.

(Note 3) The acquisition price and appraisal value for "VESSEL HOTEL CAMPANA SUSUKINO" are figures equivalent to the 40% co-ownership interest acquired by SANKEI REAL ESTATE.

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