

June 16, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer  
1-7-2 Otemachi, 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: Atsushi Mukai  
Director and Chief Finance & IR Officer  
TEL: +81-3-5542-1316

### Notice Concerning Change in Master Lease/Property Management Company

SANKEI REAL ESTATE Inc. (hereinafter, "SANKEI REAL ESTATE") hereby announces a change in its master lease/property management company (hereinafter, the "MLPM Company") by today's decision of Sankei Building Asset Management Co., Ltd., to which SANKEI REAL ESTATE entrusts the management of its assets (hereinafter, the "Asset Management Company"), as follows.

#### 1. Overview

As of August 1, 2020, SANKEI REAL ESTATE will change the MLPM Company of the following two properties managed by SANKEI REAL ESTATE.

Property name	Current MLPM Company	New MLPM Company
Hibiya Sankei Building	THE SANKEI BUILDING CO., LTD.	The Sankei Building Management Co., Ltd.
Hatchobori Sankei Building		

#### 2. Reason for the change

THE SANKEI BUILDING CO., LTD., the current MLPM Company, will succeed the status of MLPM Company to its group company, The Sankei Building Management Co., Ltd., in order to further improve management efficiency. With the succession of the status, there is no change in the main contents of the master lease and property management agreement concluded with the current MLPM Company. And The Sankei Building Management Co., Ltd., the new MLPM company, is engaged in property management operations including tenant leasing of Omori Park Building, Hotel Intergate Tokyo Kyobashi and Hotel Intergate Hiroshima owned by SANKEI REAL ESTATE. So there are no problems with the results of leasing operations and property management, and with business execution capabilities, then we believe that it is expected to improve efficiency by consolidating MLPM Companies.

#### 3. Profile of MLPM Company after the change

i.	Name	The Sankei Building Management Co., Ltd.
ii.	Location	2-3-11 Kanda-Surugadai, Chiyoda-ku Tokyo
iii.	Title and Name of Representative	Shinichiro Samejima, President
iv.	Description of Business	Building Maintenance business, Property Management business, Construction Management business, etc.
v.	Capital	60 million yen
vi.	Establishment	March 29, 1977
vii.	Major Shareholder and Shareholding Ratio	THE SANKEI BUILDING CO., LTD. (100%)
viii.	Relationship between SANKEI REAL ESTATE/the Asset Management Company and the company	
	Capital Relationship	The company is a 100% subsidiary of THE SANKEI BUILDING CO., LTD., the parent company of the Asset Management Company, and THE SANKEI BUILDING CO., LTD. owns 3.18% of the total investment units issued by

	SANKEI REAL ESTATE as of February 29, 2020.
Personnel Relationship	There is no personnel relationship required to be disclosed between SANKEI REAL ESTATE/the Asset Management Company and the company.
Business Relationship	There are transactions such as property management services between SANKEI REAL ESTATE/the Asset Management Company and the company. In addition, THE SANKEI BUILDING CO., LTD., the parent company of the company, has concluded a sponsor support agreement and a fixed-term building lease agreement with the Asset Management Company.
Classification as Related Party	The company falls under the category of related party of SANKEI REAL ESTATE/the Asset Management Company.

#### 4. Detail of Transactions

The detail of transactions with THE SANKEI BUILDING CO., LTD. for each property is as follows.

Type of Transaction	Hibiya Sankei Building (fiscal period ended February 2020)	Hatchobori Sankei Building (fiscal period ended February 2020)
Real estate leasing (Leasing business revenue)	204,660 thousand yen	171,163 thousand yen
Building management consignment, etc. (Outsourcing expenses *)	16,257 thousand yen	17,562 thousand yen

\*outsourcing expenses is the total amount for each property, and the amount for Sankei Building Co., Ltd. is not disclosed.

#### 5. Impact on Forecasts

The change in MLPM Company will have no impact on its operating forecasts for the fiscal period ending August 31, 2020 (from March 1, 2020 to August 31, 2020) and fiscal period ending February 28, 2021 (from September 1, 2020 to February 28, 2021).

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