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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)

Asset Management Company

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**Notice Concerning Differences from Operating Forecasts and Distribution Forecasts
in Actual Results for the Fiscal Period Ended August 2020**

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that differences from the operating forecasts and distribution forecasts announced on August 24, 2020, resulted in the following actual results for the fiscal period ended August 2020 (from March 1, 2020 to August 31, 2020).

1. Differences from the figures of operating forecasts and distribution forecasts in the figures of actual results for the fiscal period ended August 2020

	Operating revenue (million yen)	Operating profit (million yen)	Ordinary profit (million yen)	Net Profit (million yen)	Distribution per unit (yen) (including distribution in excess of earnings)	Distribution per unit (yen) (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit (yen)
Previous forecasts (A)	1,991	940	847	846	2,373	2,373	-
Actual results (B)	2,005	996	904	903	2,532	2,532	-
Amount of change (B-A)	13	55	56	56	159	159	-
Rate of change	0.7%	5.9%	6.7%	6.7%	6.7%	6.7%	-
(Reference) Actual result for the previous fiscal period (Ended February 2020)	1,933	1,166	1,069	1,068	2,995	2,995	-

(Reference) Fiscal period ended August 2020

Number of investment units issued and outstanding at end of period: 356,800 units

(Notes) (Note 1) For the figures of actual results, please refer to "(REIT) Financial Report for the Fiscal Period Ended August 2020" dated October 15, 2020.

(Notes) (Note 2) Figures are rounded down to the nearest specified unit and the rate of change is rounded to one decimal place.

2. Reasons for differences

Actual result exceeded the previous forecasts as a result of mainly the following reasons: (i) Of the operating revenue that were initially assumed, rent revenue related to rental conference rooms as leasing business revenue and utilities reimbursement as other leasing business revenue recovered from expectations, (ii) Of the operating expenses that were initially assumed, decrease in the amount of building management fee in outsourcing expenses as expenses related to leasing business lower than those expected, and decrease in the amount of repair expenses as expenses related to leasing business due to postponement of the timing of implementation, and (iii) Of the operating expenses that were initially assumed, other operating expenses that were expected to be recorded were not incurred.