

September 30, 2019

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 Acquisition of DBJ Green Building Certification

SANKEI REAL ESTATE Inc. ("SANKEI REAL ESTATE") announces that it today received DBJ Green Building Certification for two of the properties it owns (S-GATE NIHONBASHI-HONCHO and S-GATE AKIHABARA), as follows. Moreover, as a result of acquiring the certification announced in this document, the number of properties that have received certification among the 11 properties owned by SANKEI REAL ESTATE has increased to 4 properties (including 2 properties for which The Sankei Building Co., Ltd. ("The Sankei Building"), the sponsor, received certification).

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification Program (the "Program") was launched by Development Bank of Japan Inc. ("DBJ") in April 2011 for the purpose of supporting properties that give proper care to the environment and society ("Green Building"). The program supports such measures by evaluating and certifying properties sought in society and the economy. It performs comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

For details of the Program, please refer to the website jointly operated by DBJ and Japan Real Estate Institute (<http://igb.jp/en/index.html>).

2. Assessment by the DBJ Green Building Certification Program**(1) Certification Rank by the DBJ Green Building Certification Program**

Property Name	Location	Certification Rank
S-GATE NIHONBASHI-HONCHO	1-9-1 Nihonbashi-Honcho, Chuo-ku, Tokyo	2019 ★★★★★
S-GATE AKIHABARA	2-4-6 Higashi-Kanda, Chiyoda-ku, Tokyo	2019 ★★★★★

(2) Assessment Points in the Certification**i. S-GATE NIHONBASHI-HONCHO**

- Considers reducing energy used for air conditioning in the building such as through reduction of solar radiation heat load by introducing low-e double glazing glass and bringing in outdoor air through ventilation slots at the bottom of sashes and total heat exchangers.
- Considers saving energy and resources such as through installation of automatic faucets and water-saving toilets, introduction of LED lighting and installation of a charging facility for electric vehicles.
- Considers convenience and comfortability of office users such as through introduction of pleasant scents in common areas, preparation of rooftop terrace space open to tenants' employees and provision of free Wi-Fi throughout the building.

ii. S-GATE AKIHABARA

- Considers reducing energy used for air conditioning in the building such as through reduction of solar radiation heat load by introducing low-e double glazing glass and bringing in outdoor air through ventilation slots at the bottom of sashes and total heat exchangers.
- Considers saving energy and resources such as through installation of automatic faucets and water-saving toilets, introduction of LED lighting and installation of charging facility for electric vehicles.

- Possesses high disaster prevention capabilities through ownership of an emergency power generator for tenants' exclusive areas and by adopting a double-circuit method as an alternative way to receive power beyond the emergency power generator.

3. Future Initiatives of SANKEI REAL ESTATE

The Sankei Building Group, the sponsor of SANKEI REAL ESTATE, is conscious about reducing environmental burden in various scenes from real estate development to operation management and demolition, while aiming to achieve harmony with nature and striving to preserve the global environment. The Sankei Building Group is implementing initiatives for the environment such as installation of energy-saving and long-serving LED lighting, effective utilization of natural energy including photovoltaic power generation systems, improvement of comfortability and reduction of heat load on buildings , in particular for office buildings. Similar to The Sankei Building Group, SANKEI REAL ESTATE intends to conduct operation that considers the environment.

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

<Attachment 1> Properties for which SANKEI REAL ESTATE Received Certification

S-GATE NIHONBASHI-HONCHO (51% co-ownership interest)



Location	: 1-9-1 Nihonbashi-Honcho, Chuo-ku, Tokyo
Total Floor Area	: 8,174.43 m ²
Construction Completion	: October 31, 2018
Floors	: 11 floors above ground

S-GATE AKIHABARA



Location	: 2-4-6 Higashi-Kanda, Chiyoda-ku, Tokyo
Total Floor Area	: 2,012.44 m ²
Construction Completion	: September 29, 2017
Floors	: 8 floors above ground

<Attachment 2> Properties for which The Sankei Building Received Certification

Tokyo Sankei Building



Location	: 1-7-2 Otemachi, Chiyoda-ku, Tokyo
Total Floor Area	: 82,494.98 m ²
Construction	: September 28, 2000
Completion	
Floors	: 31 floors above ground and 4 below
Type of Ownership	: Ownership (2% co-ownership interest)
(by SANKEI REAL ESTATE)	

BREEZÉ TOWER



Location	: 2-4-9 Umeda, Kita-ku, Osaka-shi, Osaka
Total Floor Area	: 82,718.17 m ²
Construction	: July 1, 2008
Completion	
Floors	: 37 floors above ground and 3 below
Type of Ownership	: 45% quasi co-ownership interest in sectional ownership interest, etc. in the office portion of the building
(by SANKEI REAL ESTATE)	