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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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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 one of the properties it owns (S-GATE AKASAKA), as follows. Moreover, as a result of acquiring the certification announced in this document, the number of properties that have received certification among the 12 properties owned by SANKEI REAL ESTATE has increased to 5 properties (including 2 properties for which The Sankei Building Co., Ltd., 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 AKASAKA	6-2-4 Akasaka, Minato-ku, Tokyo	2020 ★★★★★

(2) Assessment Points in the Certification

- Promotes energy conservation through installing ventilation slits in the window sashes of exclusive areas, introduction of Low-e paired glass, blocking solar radiation by grids of the exterior walls, and using LED lighting in the facility, etc.
- Considers convenience and comfortability of users by installation of a charging facility for electric vehicles, securing bicycle parking, introduction of pleasant scents in common areas of the entrance, and installing a roof terrace exclusively for tenant employees, etc.
- Considers disaster prevention of the facility by securing an earthquake resistance 1.25 times that of the Building Standards Act, double circuit reception, implementing an emergency power generator, securing space for the installation of an emergency power generator for tenants, and installing tide protection boards to deal with the risk of flooding, etc.

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/>

<Reference> Overview of certified property

S-GATE AKASAKA (60% quasi co-ownership interest)



Location	: 6-2-4 Akasaka, Minato-ku, Tokyo
Total Floor Area	: 3,918.05 m ²
Construction Completion	: July 31, 2015
Floors	: 8 floors above ground

Exterior of the building



Roof terrace



Office floor



Entrance

