

BUSINESS OVERVIEW

Sankei Building owns properties in some of Japan's foremost business districts

Sankei Building owns properties in Japan's 2 major cities (Tokyo and Osaka), is engaged in real-estate development (offices, residences, hotels, logistics facilities, etc.) as well as leasing/management/cleaning of buildings, operation of commercial facilities/restaurants, facilities for seniors, a performing arts hall, and promotion of performances. We endeavor to provide services of value by leveraging the collective strengths of the group to the maximum.



THE SANKEI BUILDING GROUP



THE SANKEI BUILDING CO.,LTD.

BUILDING BUSINESS HOTELS & RESORTS
RESIDENTIAL BUSINESS WELLNESS BUSINESS
LOGISTICS FACILITIES

- Sankei Kaikan Co., Ltd.
- Sankei Bldg. TechnoCo., Ltd.
- Sankei Bldg. Management Co., Ltd.
- Sankei Building. Maintenance Service Co., Ltd.
- BREEZÉ ARTS Co., Ltd.
- Sankei Building Well Care Co., Ltd.
- GRANVISTA Hotels & Resorts Co., Ltd.
- Sankei Building Asset Management Co., Ltd.
- VISAHO JOINT STOCK COMPANY Co., Ltd. (Vietnam)

FUJI MEDIA HOLDINGS

Urban development undertaken by the largest media group in Japan

Fuji Media Holdings, Inc., with its broadcasting business as its core, is a holding company that operates 3 business domains: media content, urban development/tourism, and other businesses. Sankei Building is an "urban development/tourism" group engaged in developing and operating real-estate such as office buildings, residential properties, hotels, logistics facilities, etc. We create added value from various facets of businesses through content strength and media development strength that only can be provided by a media related developer.



FUJI MEDIA HOLDINGS, INC.

Media & Content

- Fuji Television Network, Inc. All 23 Companies
- Nippon Broadcasting System, Inc.
- Fuji Satellite Broadcasting, Inc.
- Sendai Television Inc.

Urban Development, Hotels & Resorts

- The Sankei Building Co., Ltd. All 6 Companies
- Sankei Building Asset Management Co., Ltd.
- GRANVISTA Hotels & Resorts Co., Ltd.

Other

- Fujimic, Inc. All 6 Companies
- Fuji Career Design Inc.
- Fujisankei Communications International, Inc.

Affiliates

- SANKEI SHIMBUN CO.,LTD
- Fujiland Inc.
- Nihon Eiga Broadcasting Corp.



FUJISANKEI COMMUNICATIONS GROUP (FCG) is Japan's largest media conglomerate consisting of 78 companies, 4 corporations, 3 museums and 13,000 employees. We at FCG aspire to reach out and fulfill the hearts of audiences, listeners, readers, and consumers from all over the world as Japan's leader in the information industry, while acknowledging the size of our social influences at all times.



Providing platforms for people gathering in urban areas to work, relax, and enjoy themselves

In addition to its flagship buildings located in Tokyo and Osaka, Sankei Building is developing and operating rental office buildings equipped with the very latest features. As an integrated developer that is closely attentive and progressing with the people's urban lifestyles within buildings, detailed thoughts have been given to providing spaces that are people & environment friendly, as well as safe and secure.

TOKYO SANKEI BUILDING

Tokyo Sankei Building is a high-rise multipurpose property located right in the heart of Otemachi, the foremost business district in Japan. As a landmark of the Otemachi area where people from neighboring buildings also come and visit, the building creates liveliness to the city.



Completion: 1st phase construction/September 2000,
2nd phase construction/September 2002
Utility and function: Office, hall, retail/service establishment
Total floor area: 83,255 m²
Number of floors: B4F-31F and 2 penthouse floors

BREEZÉ TOWER

BREEZÉ TOWER is Sankei Building's flagship building in the Western Japan area. Together with offices that provide pleasant work spaces, the building is also attracts a lively crowd with events held at the commercial facilities and a theater hall that acts as a beacon of Osaka theater culture.



Completion: July 2008
Utility and function: Office, hall, retail/service establishment
Total floor area: 84,749 m²
Number of floors: B3F-34F and 1 penthouse floors

HOMMACHI SANKEI BUILDING

With its core concept being "Good Work, Good Health!", care is also taken to help prevent the spread of infectious diseases at Hommachi Sankei Building. The building features achieving a true contactless experience with touchless buttons and remote controls to guide guests from the entrance to their offices. Together with providing a healthy environment, the building is also designed to be energy-saving and resource-efficient.



S-GATE

"S-GATE" is a high-grade mid-sized office building series which Sankei Building has developed mainly in the central Tokyo metropolitan area. The building supports companies in a state of continual evolution by delivering amenities as well as environmental and safety support. It provides high-grade facilities and specifications that are on par with high-rise buildings. Properties will continually be developed in major business areas such as Tokyo and Osaka etc.



HAREZA IKEBUKURO

Sankei Building is involved in a large-scale redevelopment in the Ikebukuro area of Tokyo, which is home to the Japanese sub-culture of animation and "manga" comics and has gained attention from around the world as part of the Japanese government "Cool Japan" promotion initiative. Constructed through the redevelopment of offices formerly used by the government in the Toshima-ku area in Tokyo, "Hareza Ikebukuro" is crowded with visitors as a multi-purpose facility with a large-scale office building at its core, a cinema complex, theater, event space, studio and hall.



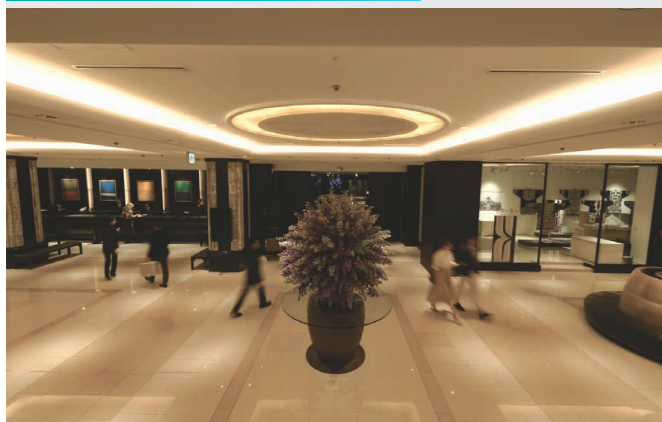
Hotel & Resort Development and Operation

Sankei Building is developing hotels and resorts to offer hospitality to guests from around the world. HOTEL INTERGATE's featured concept is "All For Tomorrow" and presents a comforting space for guests to pleasantly greet each morning. Well-established Sapporo hotels like the "Sapporo Grand Hotel", the "Sapporo Park Hotel", and others, are included in the major facilities Sankei Building operates. We are also proud to operate the comprehensive seaside leisure facility, "Kamogawa Sea World". With the theme of "Encountering the ocean world", this facility offers a place for guests to learn about the importance of marine life and the environments, specifically about 11,000 river and marine creatures, through activity programs and live exhibitions.

INTERGATE HOTELS



SAPPORO GRAND HOTEL



SAPPORO PARK HOTEL



KAMOGAWA SEA WORLD



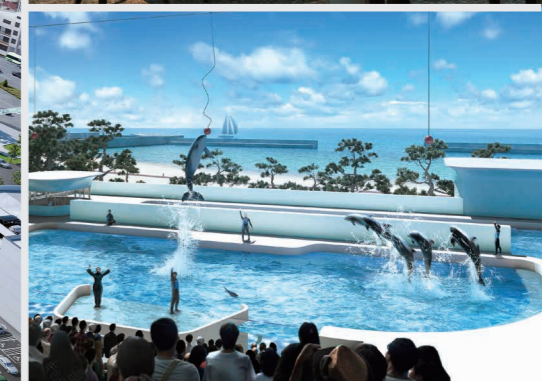
ALOFT TOKYO GINZA

The "ALOFT TOKYO GINZA" was the very first property launched in Japan by the Marriott International hotel brand, developed by Sankei Building. Marriott operates the next generation, select-service 206-room hotel under the ALOFT brand to deliver an enhanced experience with advanced technology that aligns with the pace of each guest as well as design features available nowhere else.



KOBE SUMA SEA WORLD

Originally developed as a scenic location for villas and health resorts, redevelopment efforts to create a more intimate space within Suma Ward of Kobe are proceeding. Sankei Building is working to carefully preserve the charms and resources which naturally exist in this area. "KOBE SUMA SEA WORLD" is slated to open in June 2024.



Addressing diverse needs by providing living spaces for people living in urban areas

Sankei Building endeavors to deliver living spaces that meet the diverse range of life stages and lifestyles of customers. The property sales/renting of "LEFOND" branded condominiums play a central role in developments. In addition, by taking a flexible approach to what is incorporated into developments, such as rental residences in multi-purpose facilities which incorporate commercial facilities, etc., we create places of "happiness, satisfaction, inspiration, and joy" for those living an urban lifestyle.



Expanding business globally in search of new business opportunities

Sankei Building commenced its overseas business in 2015. A real-estate management company was established with a local Vietnamese partner to leverage building management planning experience and utilize its knowledge in training of supervisors, cleaners, and more. Business is doing well, and the detailed Japanese style of service is being gaining recognition locally. After this, the company took part in the planning of real-estate developments in America and the Philippines and plans to implement knowledge gained in Japan to actively develop business in the future.



- 1 Los Angeles, US**
Completion: March 2023
Utility and function:
Residence (98 rooms)
Total floor area: 14,461 m²
Number of floors: 1F-8F
- 2 Portland, US**
Completion: December 2020
Utility and function:
Residence (348 rooms)
Total floor area: 32,110 m²
Number of floors: B1F-20F
- 3 Monrovia, US**
Completion: 2025
Utility and functions:
Residence (232 units)
Total floor area: 7,418 m²
Number of floors: 1F-7F

Addressing the needs of an aging society by providing residences that give peace of mind to senior citizens and their families

Sankei Building develops and operates paid senior citizen homes in response to the rapid aging of Japanese society. As well as providing residential spaces and facilities, we also take pride in developing facilities where we design the buildings and common spaces to provide assisted "self-supporting care-services" so that the elderly may continue to live on their own with dignity. Developments are centered on the outskirts of Tokyo, and operated by Sankei Building Well Care; a Sankei Building subsidiary company.



Developing logistics facilities which become the core support of local infrastructure

Sankei Building is developing logistics facilities nationwide to match changing consumer purchasing styles. We aim to establish facilities that are mindful of the local community and the environment, as well as ones where all employees can work with ease.



INVESTMENT AND ASSET MANAGEMENT

Commencement of a real-estate investment service, creation of new investment opportunities

The Sankei Building Group operates a real-estate investment trust (J-REIT). The trust includes office buildings, hotels, rental residences, etc. across the nation with a primary focus on the Tokyo metropolitan area. Our goal is to create the largest investment value by leveraging our strengths from our comprehensive support system.

Real-estate investment trust (J-REIT)

Sankei Building Asset Management Co., Ltd. is the asset management company of the Sankei Real Estate investment entity that acquires/operates prime properties in the pursuit of optimal investor value.

Sankei Building has grown from its core building business with its roots from the Tokyo Sankei Building and Osaka Sankei Building properties built in the 1950s. In 2005, the company advanced into the residential property business with its "LEFOND" brand, and subsequently also expanded its business footprint with its senior business, and hotel resort business. Expansion continues to this day in the number of properties being developed, scale as well as areas of operation.

June 1951

Founded as Sangyo Kaikan Building Co., Ltd. (Capital base ¥300 million, Head Office; Kita-ku, Osaka)

July 1952 ¹

Completion of Osaka Sankei Main Building

March 1955 ²

Completion of Tokyo Sankei Main Building

May 1957

Completion of Annex, Tokyo Sankei Building

July 1961

Head office Moved to Chiyoda-ku, Tokyo

October 1961

Listed on the Osaka Stock Exchange, 2nd Section

November 1961

Changed corporate name to The Sankei Building

August 1963

Completion of Rakucho Building

October 1973

Completion of Tokyo Sankei New Building

October 1974

Completion of Hiroshima Sankei Building

October 1979

Completion of Osaka Shin Sankei Building

September 1984

Completion of Ginza TS Sankei Building

February 1986

Listed on the Tokyo Stock Exchange, 2nd Section

September 1987

Listed on the 1st Section of the Tokyo and Osaka

September 1990

Completion of addition to the Osaka New Sankei Building

September 2000

Completion of Tokyo Sankei Building Phase 1

September 2002 ³

Completion of Tokyo Sankei Building Phase 2

July 2005

Completion of Namba Sankei Building

July 2005 ⁴

Completion of LEFOND Nampeidai (Launched its Condominium development Business)

July 2008 ⁵

Completion of Breezé Tower

October 2008

Opening of BREEZÉ BREEZÉ (Commercial Facility)

November 2008

Opening of The Sankei Hall Breezé

April 2009 ⁶

Completion of JA Building and Keidanren Kaikan (Otemachi 1-Chome Project Phase 1)

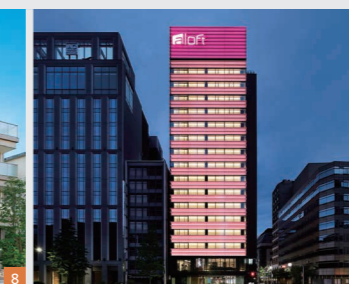
1970s-1990s

2000s 2005 Start of Residential Business

1950s-1960s



2010s 2011 Start of Senior Housing
2015 Start of Hotels & Resorts



November 2010
Defined Sankei Building Group Corporate Principles and Management Vision

September 2011
Completion of Nerima Takanodai Project (Launched rental condominium development business)

March 2012
Acquired & established as a subsidiary of Fuji Media Holdings Inc.

April 2012
Completion of DiverCity Tokyo

July 2012
Delisted from the 1st Sections of the Tokyo and Osaka

October 2012 ⁷
Completion of Otemachi Financial City

November 2012 ⁸
Opening of Well Care Terrace Hikawadai (our debut Senior Housing Management Business facility)

June 2013
Acquired LEFOND PROGRES MINAMIAZABU (Launch of Leased Residence Business)

April 2014
Acquired Omotesando Sankei Building

January 2015
LEFOND soleil Kodairaogawacho

April 2015
Acquired GRANVISTA Hotels & Resorts Co.,Ltd.

July 2015 ⁹
Completion of S-GATE AKASAKA (First mid-sized office building)

September 2015
Joint Venture Company established in Vietnam

October 2015
Completion of LEFOND PROGRES TAKINOGAWA

November 2016
Completed construction of S-GATE AKASAKA-SANNO

April 2017
Completed construction of S-GATE OTEMACHI-KITA

May 2017
Completion of X-PRESS YURAKUCHO BLDG.

March 2018
Opening of Hotel Intergate Kyoto Shijo Shinmachi (First Joint development hotel)

April 2018
Founded Sankei Building Asset Management Co., Ltd

August 2018
Opening of Kyoto Machiya Inn

August 2018
Completion of McKenzie Apartments in Seattle

March 2019
SANKEI REAL ESTATE Inc, listed on Tokyo Stock Exchange Real Estate Investment Trust Securities Market

July 2020
Opening of HAREZA IKEBUKURO

October 2020 ¹⁰
Opening of ALOFT TOKYO GINZA

August 2021 ¹¹
Completion of Hommachi Sankei Building

March 2022 ¹²
Completion of SANKEILOGI KASHIWANOHA

November 2022 ¹³
Completion of S-LINKS SHIBUYA

Aiming to be a corporate group that generates happiness amongst urban residents and widely contributes to society

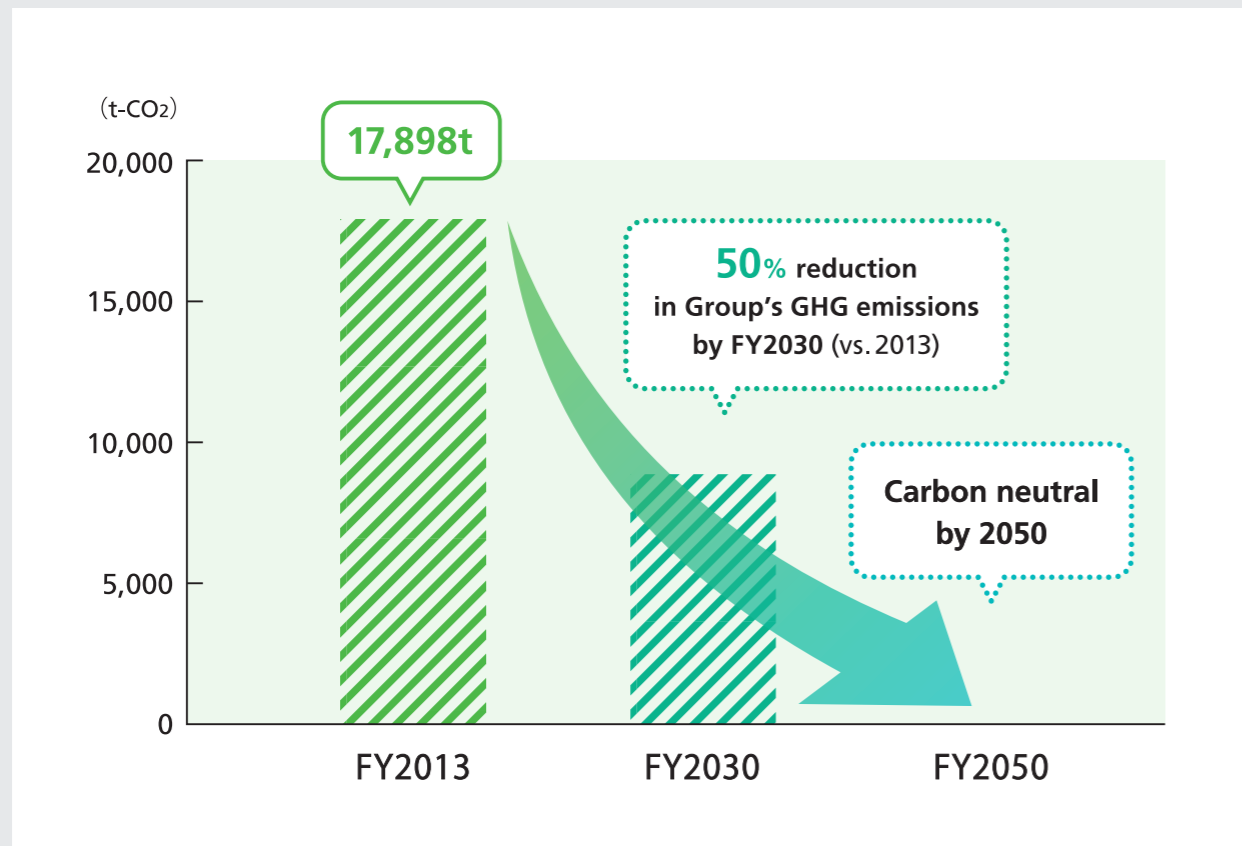
Corporate activities are starting to have a greater impact on stakeholders more than ever before. The Sankei Building group is keenly aware of its social responsibilities and corporate role of ensuring that sustainable development can be achieved. The group aims to impartially fulfill this role with all stakeholders.

Striving to reduce CO2 emissions

Environmental initiatives are gaining increasing importance with the adoption of the Paris Agreement, an international initiative on climate change, and the Japanese government's announcement of its "2050 Carbon Neutrality Declaration." We appreciate the significance of such initiatives. Therefore, as a step toward achieving carbon neutrality by 2050, we have set a medium- to long-term CO2 emissions reduction target called "CARBON HALF" that calls for a 50% reduction in our CO2 emissions by FY2030 (compared to FY2013). We see this target as a critical challenge for us and will work toward it as a company.

Specific initiatives

In order to achieve our CARBON HALF decarbonization target, we set up a comprehensive Sustainability Linked Loans (SLL) framework and raised funds under the framework. We will apply it in promoting the development of environmentally certified properties. Moreover, we will expand our focus beyond new development projects to achieve energy savings in existing buildings by, for example, converting to LED lighting and planning heat source renovations. We will also contribute to the realization of a sustainable society by installing solar panels at logistics centers and other facilities and engaging in energy self-consumption.



Corporate Philosophy

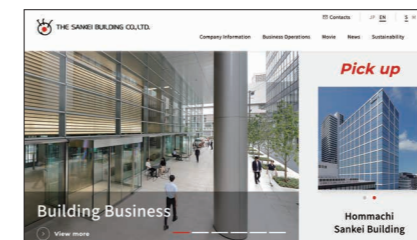
Here at Sankei Building Group, we aim to be a corporate group that contributes to society by providing spaces & services that bring a sense of happiness, satisfaction, and joy to urban dwellers.

Created November 2010

For more information, please refer to the website and various other forms of communication issued.

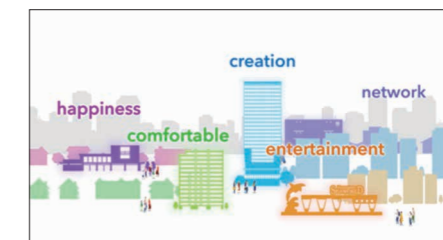
Corporate Website

<https://www.sankeibldg.co.jp/e/>



Corporate Movie

<https://www.sankeibldg.co.jp/e/company/media.html>



COMPANY OUTLINE

Company Outline

Corporate Name THE SANKEI BUILDING CO., LTD.
Establishment June 11, 1951
Capital 38,120,463,425 YEN
Stockholder Fuji Media Holdings, Inc. (100%)
Number of Employees 221 (as of March 31, 2023)
Location
Head Office
 1-7-2 Otemachi, Chiyoda-ku, Tokyo 100-0004
Osaka Branch Office
 2-1-57 Minatomachi, Naniwa-ku, Osaka 556-0017
Areas of Activity
 1. Real-estate leasing
 2. Real-estate brokerage
 3. Construction, planning and contracting
 4. Real-estate management and appraisal
 5. Providing nursing care services and management, planning and operation of fee-based homes for the elderly
 6. Planning & production of plays, movies, and other performances
 Management and operation of rental meeting rooms
 7. Restaurant management
 8. Hotel management
 9. General leasing operations and brokerage/ transaction mediation and buying/selling of art objects
 10. Direct investment, and sales, brokerage, or management of investments in special purpose companies (companies so defined by the regulations regarding language, format, and preparation of relevant financial statements), and REITs
 11. Other related services
Qualification Building Broker: the Minister of Land, Infrastructure and Transport (9) No.3471
 Architects and Associates Office (First class): Registered with the Governor of Tokyo, No.26312
 Real Estate Appraiser: the Governor of Tokyo (4) No.2022
 The Second Financial Instruments Business, Director of Kanto Financial Bureau (Kinsyo) No.745
Industry memberships The Real Estate Companies Association of Japan
 Japan Building Owners & Managers Association
 Keidanren (Japan Business Federation) etc.

Board of Directors (as of October 1, 2023)

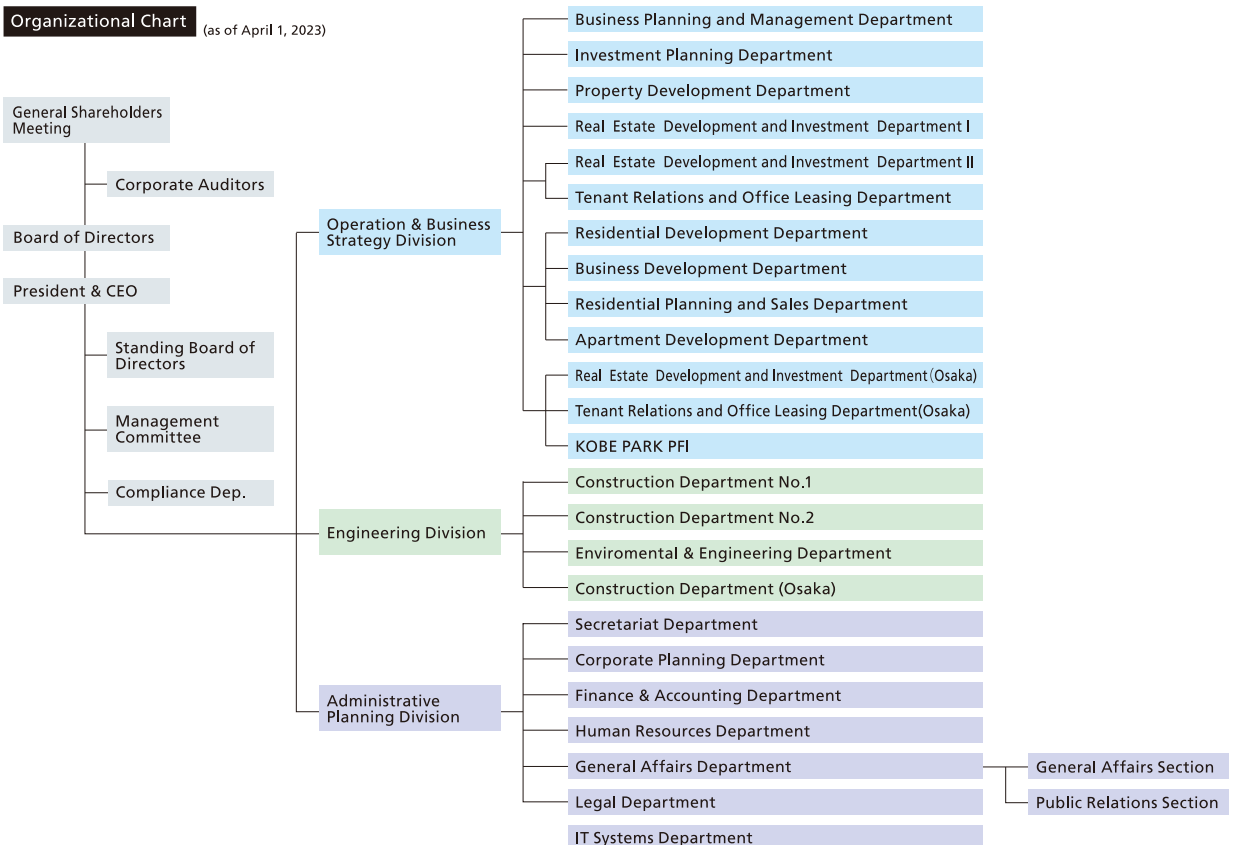
Board of Directors and Corporate Auditors

President & CEO	Kazunobu Iijima
Executive Deputy President	Tetsuo Matsumoto
Senior Executive Managing Director	Toshiro Tateno
Senior Executive Managing Director	Nobuya Ichiki
Managing Director	Ken Endo
Managing Director	Hajime Matsumoto
Managing Director	Yukari Sasaki
Managing Director	Akihiro Asahi
Managing Director	Hisashi Hieda
Managing Director	Takamitsu Kumasaka
Standing Corporate Auditor	Kosuke Sakai
Corporate Auditor	Shuji Kanoh
Corporate Auditor	Junji Okunogi

Managing Officers

President	Kazunobu Iijima
Deputy President Executive Officer	Tetsuo Matsumoto
Senior Executive Managing Officer	Toshiro Tateno
Senior Executive Managing Officer	Nobuya Ichiki
Executive Managing Officer	Ken Endo
Executive Managing Officer	Hajime Matsumoto
Executive Managing Officer	Yukari Sasaki
Executive Managing Officer	Akihiro Asahi
Executive Managing Officer	Toshinori Abe
Senior Managing Officer	Yukio Arai
Managing Officer	Hiroshi Fujisawa
Managing Officer	Kouichi Watanabe
Managing Officer	Shoichi Uchiyama
Managing Officer	Masahiro Morishita
Managing Officer	Fumio Shimizu

Organizational Chart (as of April 1, 2023)



COMPANY OUTLINE

Financial Performance (millions of yen)

