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To Whom It May Concern

Real Estate Investment Trust
 2-5-1 Atago, Minato-ku Tokyo
 Heiwa Real Estate REIT, Inc.
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 (Securities Code: 8966)
 Asset Management Company
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Changes in Property Management Companies

Today, Heiwa Real Estate REIT, Inc. (the "Investment Corporation") announced that it has decided to change its property management companies ("PM Companies"). The details are outlined below.

Details

1. Outline of the changes

On November 1, 2010, the PM Companies that manage the 2 office properties and 8 residential properties owned by the Investment Corporation will change as follows:

Contracted Property	Current PM Company	New PM Company
① Of-09 Grace Building Sengakujimae	HEIWA REAL ESTATE CO., LTD.	Heiwa Service Co., Ltd.
② Of-11 Nihonbashi Daiichi Building	HEIWA REAL ESTATE CO., LTD.	Heiwa Service Co., Ltd.
③ Re-11 Mirum Wakabayashi Koen	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
④ Re-25 Glenpark Ginza EAST	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑤ Re-26 Glenpark Shin-yokohama	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑥ Re-27 Glenpark Ikedayama	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑦ Re-28 Rune Higashiterao	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑧ Re-20 Residence Mukogaoka	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑨ Re-30 Residence Hiagashimagome	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.
⑩ Re-31 Glenpark Gakugeidaigaku	Mitsui Home Estate Co., Ltd.	Haseko Livenet, Inc.

2. Reason for the changes

(1) Items ① through ② in the above table

The property management services performed by the current PM Company, Heiwa Real Estate Co., Ltd., will be gradually transferred to its subsidiary, Heiwa Service Co., Ltd. The changes are part of this transition.

(2) Items ③ through ⑩ in the above table

In view of the service provision capabilities and past performance etc. of the new property management companies, it was judged that further enhancement of service efficiency was possible. Therefore, the decision was made to change to Haseko Livenet, Inc.

3. Profiles of the new PM Companies

Business name	Heiwa Service Co., Ltd.
Headquartered	7-5 Nihonbashi Kabuto-cho., Chuo-ku, Tokyo
Representative	Masashi Ueda
Capital	¥134 million
Major shareholders	Heiwa Real Estate Co., Ltd. (100%)
Main business	General building management services, property management services, real estate rental, buying/selling, leasing brokerage services, building, facility etc. maintenance and administration/civil engineering and architectural contract work, agency services for various kinds of insurance, other

Business name	Haseko Livenet, Inc.
Headquartered	2-29-14 Shiba, Minato-ku, Tokyo
Representative	Hiroshi Kinoshita
Capital	¥1 billion
Major shareholders	Haseko Anesis Corporation (100%)
Main business	1. Contracted real estate leasing management and associated consulting services 2. Real estate buying, selling, leasing and associated brokerage, agency and intermediary services 3. Services related to the provision of real estate information

4. Transactions with interested parties

In addition to the interested parties that are defined in the Financial Instruments and Exchange Act and Act on Investment Trusts and Investment Corporations, the provisions of the Asset Management Company's internal regulations stipulate that companies etc. which hold more than 10% of total shareholders' voting rights, companies etc. in which such companies hold more than 50% of total shareholders' voting rights etc. and companies to whom those companies etc. provide asset management and administration-related advice etc. are also included in "interested parties," and regulates conflict-of-interest transactions with interested parties.

Heiwa Service Co., Ltd. is a new PM Company that falls under the "interested party" category. Therefore, in accordance with the internal regulations of the Asset Management Company, after deliberation by the Compliance Committee and upon unanimous approval by both the Investment Committee and the Board of Directors, the Board of Directors today resolved that Heiwa Service Co., Ltd. would become a PM Company.

Haseko Livenet, Inc. does not fall under the "interested party" category.

5. Outlook

The change in PM Companies will have a minimal impact on the management situation in the Fiscal Period ending November 2010 and business forecasts have not changed.

* Distribution: Kabuto Club, Ministry of Land, Infrastructure, Transport and Tourism Press Club, and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications

* Investment Corporation Website: <http://www.heiwa-re.co.jp/>