

Translation Purposes Only

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REIT Issuer

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Revision of Master Lease Agreement

HEIWA REAL ESTATE REIT, Inc. (the “Investment Corporation”) announced that it today decided to make the following revisions to a master lease agreement of one of its owned properties.

Details

1. Outline of the Revision

Property name	Re-09 Regulus Higashikasai
Lessor (trust beneficiary)	Mizuho Trust & Banking Co., Ltd.
Lessee (master lease company)	Starts Amenity Corporation
Content of revision	Master lease type will be changed from “fixed rent” to “pass through” (note)
Date of revision	June 1, 2011

(Note) “Fixed rent” refers to an agreement in which the master lease company promises to make fixed payments of rent to either the trust beneficiary or to the Investment Corporation. “Pass through” refers to an agreement in which the master lease company promises to make payment of rent based on the sub-leasing agreement between the master lease company and the end tenant to either the trust beneficiary or to the Investment Corporation.

2. Reason for the Revision

With the expiration of the master lease agreement of the above property, the Investment Corporation decided to change the master lease type from “fixed rent” to “pass through” as a result of consulting with master lease companies as well as competing companies on the terms and conditions of the renewal, etc., of the agreement, giving due consideration to current market rent conditions, leasing conditions, etc.

### 3. Outlook

As the date of the revision is June 1, 2011, no changes will be made to the performance forecast for the fiscal period ending May 2011. Changes to be made in the forecasts for the fiscal period ending November 2011 will be incorporated as a prerequisite and announced in the “Management Status Forecast for the Fiscal Period Ending November 2011” of the forthcoming “Financial Results for the Period Ending May 2011”.

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Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications

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