

December 5, 2025

For Immediate Release

REIT Issuer

HEIWA REAL ESTATE REIT, Inc.

5-1 Nihonbashi Kabuto-cho, Chuo-ku, Tokyo

Aya Motomura, Executive Director

(Securities Code: 8966)

Asset Management Company

HEIWA REAL ESTATE Asset Management CO., LTD.

Masanori Hirano, Representative Director, President and Chief Executive Officer

Inquiries: Naomi Kawasaki, General Manager of Planning & Finance Department

TEL. +81-3-3669-8771

Notice Concerning Completion of Acquisition of Asset (HF OSHIAGE RESIDENCE)

HEIWA REAL ESTATE REIT, Inc. (hereinafter referred to as the “Investment Corporation”) announced today that it has completed the acquisition of the real estate property HF OSHIAGE RESIDENCE, which was disclosed in the press release titled “Notice Concerning Acquisition of Assets (Park East Sapporo, KYOMACHBORI SQUARE, and HF OSHIAGE RESIDENCE)” dated May 19, 2025, as described below.

1. Overview of the acquisition

Property number	Property name	Type of specified asset	Investment category	Investment area	Acquisition price (million yen) (Note1)
Re-115	HF OSHIAGE RESIDENCE	Real estate and land lease rights (Note2)	Residence	Primary Investment Area (Sumida-ku, Tokyo)	2,140

(Note1) “Acquisition price” refers to the purchase price provided in the real estate transaction agreement (excluding the amount equivalent to consumption tax and land lease transfer consent fee paid to the land lease holder (land owner), etc.), and does not include the amounts of expenses related to acquisition, fixed property tax, and city planning tax, etc.

(Note2) The Asset is a building with land leasing rights (leasing rights for the building and land). Land leasing right is general leasing right.

2. Appointment of property management company, etc.

With regards to the property management company, etc. which was stated as “To be determined” in the Press Release, was appointed as below.

Property management company	Tokyu Housing Lease Corporation
Master lease company	Tokyu Housing Lease Corporation
Master lease type	Pass through

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

DISCLAIMER:

Heiwa Real Estate REIT, Inc. makes no assurance or warranty with respect to the completeness or accuracy of this English translation. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail. For complete and accurate information, please refer to the Japanese original.