

LRQA Independent Assurance Statement

Relating to HEIWA REAL ESTATE's Environmental and Social Data 2025

This Assurance Statement has been prepared for Heiwa Real Estate Co., Ltd. in accordance with our contract.

Terms of Engagement

LRQA Limited ("LRQA") was commissioned by Heiwa Real Estate Co., Ltd. ("the Company") to provide independent assurance on its environmental and social data within its Integrated Report, Sustainability Report, the Corporate Website ("the report") or the like for the fiscal year 2025, that is, from 1 April 2025 to 31 March 2026, against the assurance criteria below to a limited level of assurance and the materiality of the professional judgement of the verifier using ISAE 3000 (Revised) and ISO 14064-3:2019 for greenhouse gas ("GHG") emissions.

Our assurance engagement covered the Company's operations and activities in its consolidated subsidiaries' operations and activities in Japan and specifically the following requirements:

- Verifying conformance with the Company's reporting methodologies
- Evaluating the accuracy and reliability of data for the selected indicators listed below¹:

Environmental^{2 3 4 5}

- Total energy usage ([kWh] • Floor-area intensity [kWh /m²])^{6 7}
- Renewable energy usage [kWh]^{6 7}
- Scope 1 GHG emissions (Total [tonnes CO₂e] • Floor-area intensity [tonnes CO₂e/m²])⁶
- Scope 2 GHG emissions [Market-based and Location-based]
(Total [tonnes CO₂e] • Floor-area intensity [tonnes CO₂e/m²])⁶
- Scope 3 GHG emissions (Category 1⁸, 2⁸, 3⁶, 5⁶, 6, 7⁸, 11⁸, 12⁸, 13^{8 9})¹⁰ (tonnes CO₂e)
- GHG emissions (Scope 1 + Scope 2 + Scope 3 Category 13⁹)
(Total [tonnes CO₂e] • Floor-area intensity [tonnes CO₂e/m²])⁶
- Water consumption volume (Total [m³] • Floor-area intensity [m³/m²])^{6 11}
- Waste disposal volume; Recycled material volume (Total [tonnes] • Floor-area intensity [tonnes/m²])^{6 11}
- Residential waste disposal volume (Total [tonnes])^{8 11}

Social⁸

- Rate of paid day-off for employees (%)[^]
- Rate of cancer screening test for employees (%)
- Rate of physical check-up for employees (%)
- Number of occupational fatal accidents

¹ LRQA undertook a limited assurance engagement of the environmental and social data designated with a mark such as "✓" within its Integrated Report, Sustainability Report, the Corporate Website or the like.

² GHG quantification is subject to inherent uncertainty.

³ For jointly owned properties, the value for the entire building is included. For strata-titled properties, the ownership share is determined, and the value is calculated based on the respective shares of the exclusive-use and common areas. Entities where data acquisition is difficult and whose contribution is very small (such as cases where the entity is a tenant in another company's building) are excluded from the scope.

⁴ Excluding some data of wastes, recycled materials, gas and water managed under tenants' direct contracts, not available thereof.

⁵ In addition, when buildings were purchased in the middle of the year, data values are also calculated on a pro rate basis, which are used as KPI. (Waste disposal volume and recycled material volume are aggregated on an annual basis only.)

⁶ The company and the Tokyo Shoken Kaikan Co., Ltd. are covered.

⁷ Energy usage is the sum of the energy usage within the calculation scope of Scope 1, Scope 2, and Scope 3 Category 13.

⁸ The company is only covered.

⁹ Scope 3 Category 13 GHG emissions are calculated on both of market-based and location-based.

¹⁰ For Scope 3 Category 2, used properties are capitalized in the same way as new developments. Additionally, for Scope 3 Categories 1, 11, and 12, inventory is included in the calculation.

¹¹ The residential waste disposal volume covers the period from 1 March 2026 to 31 March 2026 for residential buildings. Water consumption volume, waste disposal volume, and recycled material volume cover the period from 1 April 2025 to 31 March 2026 for office buildings.

Our assurance engagement excluded the other data and information of the Company's suppliers, contractors and any third-parties mentioned in the report.

LRQA's responsibility is only to the Company. LRQA disclaims any liability or responsibility to others as explained in the end footnote. The Company's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the report and for maintaining effective internal controls over the systems from which the report is derived. Ultimately, the report has been approved by, and remains the responsibility of the Company.

LRQA's Opinion

Based on LRQA's approach nothing has come to our attention that would cause us to believe that the Company has not, in all material respects:

- Met the requirements of the criteria listed above
- Disclosed accurate and reliable environmental and social data

The opinion expressed is formed on the basis of a limited level of assurance¹² and at the materiality of the professional judgement of the verifier.

LRQA's Approach

LRQA's assurance engagements are carried out in accordance with ISAE 3000 (Revised) and ISO 14064-3:2019. The following tasks were undertaken as part of the evidence gathering process for this assurance engagement:

- Auditing the Company's data management systems to confirm that there were no significant errors, omissions or misstatements in the report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal verification;
- Interviewing with those key people responsible for compiling the data and drafting the report.
- Sampling datasets and traced activity data back to aggregated levels;
- Verifying the environmental and social data and records for the fiscal year 2025; and
- Visiting Tokyo Shoken Building and ORSUS Togoshiginza to confirm the data collection processes, record management practices, and to physically check their facilities.

Observations

The Company is expected to develop a manual that clearly defines the scope of data collection for each item.

LRQA's Standards, Competence and Independence

LRQA implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 *Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition* and ISO/IEC 17021-1 *Conformity assessment – Requirements for bodies providing audit and certification of management systems – Part1: Requirements* that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the *Code of Ethics for Professional Accountants* issued by the International Ethics Standards Board for Accountants.

LRQA ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

This is the only work undertaken by LRQA for the Company and as such does not compromise our independence or impartiality.

¹² The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Signed

Dated: 5 July 2026

A handwritten signature in black ink, appearing to read 'Shibata' with a stylized flourish at the end.

Yoshinori Shibata
LRQA Lead Verifier

On behalf of LRQA Limited

10th Floor, Queen's Tower A, 2-3-1 Minatomirai, Nishi-ku, Yokohama, JAPAN

A handwritten signature in black ink, appearing to read 'Saeko S.' with a stylized flourish at the end.

Saeko Shimizu
LRQA Technical Reviewer

LRQA reference: YKA00001041

LRQA, its affiliates and subsidiaries, and their respective officers, employees or agents are, individually and collectively, referred to in this clause as 'LRQA'. LRQA assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with the relevant LRQA entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.

The English version of this Assurance Statement is the only valid version. LRQA assumes no responsibility for versions translated into other languages.

This Assurance Statement is only valid when published with the report to which it refers. It may only be reproduced in its entirety.

Copyright © LRQA, 2026.