

PRESS RELEASE

December 26, 2022

Haseko Group and CIM Group Collaborate for the First Time: Participating in a Value-Added* Business for Currently Operating Rental Apartments

Tokyo, Japan, December 26, 2022--Haseko Corporation (head office: Minato-ku, Tokyo; president: Kazuo Ikegami) announced that its wholly owned U.S. subsidiary Haseko America Inc. (HAI) has decided to participate in a value-added business for currently operating rental apartments. Promoted by CIM Group, LLC (head office :Los Angeles; CIM), a company that owns, operates, and develops real estate in the United States, this business adds value to properties by acquiring entire currently operating rental apartments (total units: 1,065), renovating common areas, and carrying out beautification and improvement work on the private areas, such as repainting walls and replacing flooring and carpets, in conjunction with the timing of tenants moving out.

Currently, the Haseko Group continues to expand its business in the U.S. mainland market, where robust real estate demand is expected, as one of its overseas business areas. Several projects are currently ongoing, including in the rental apartment development business and the value-added senior housing business. The Group will continue to invest in housing real estate to establish a profit base, expand its expertise regarding development projects in mainland United States, and build networks.

- * This business aims to increase profitability and capital gains upon sale, through physical improvements via renovation and systemic improvements through reviews of operations.

Overview of Business

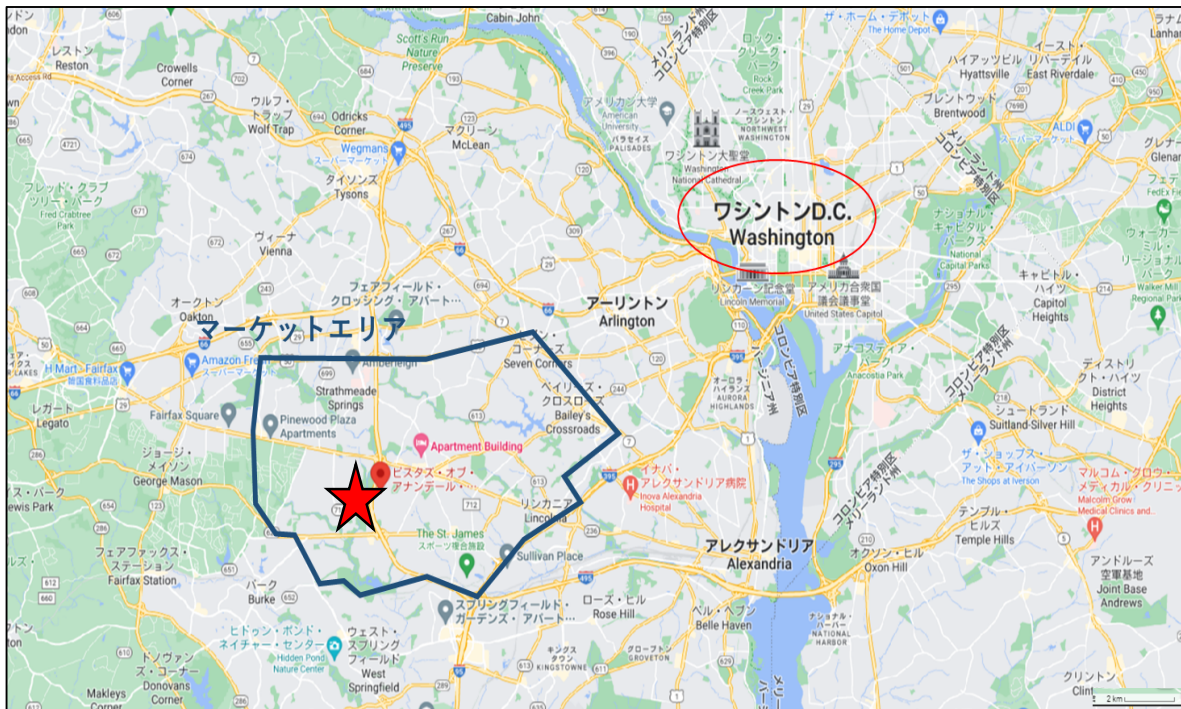
Property name: Vistas of Annandale
Location: Annandale, Fairfax County, Virginia, United States
Site area: Approx. 230,800 m²
Structure and scale: 3-story buildings; total of 84 buildings
Total units: 1,065
Completion: 1973 (building age: 49 years old)

Photographs of Property



Location

Approximately 40-minute drive from central Washington, D.C.



Corporate Profiles

Haseko America, Inc.

- Business activities: Housing and resort development
- Shareholders: Haseko Corporation (100%)
- Commencement of business: 2001 * The Haseko Group ventured into Hawaii in 1973 through another company
- Number of employees: Approx. 50 (consolidated)
- Area of operation: Hawaii, United States

CIM Group, LLC

- Business activities: Ownership, operation, funding, and development of real estate and infrastructure
- Commencement of business: 1994
- Number of employees: More than 1,000 (as of August 1, 2022)
- Area of operations: United States and Europe