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For Immediate Release

REIT Issuer

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(Securities Code: 8966)

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Notice Concerning Conclusion of Interest Rate Swap Agreements

HEIWA REAL ESTATE REIT, Inc. (the “Investment Corporation”) announced today it has concluded interest-rate swap agreements, as described below.

## Details

## 1. Reason for Conclusion of Interest Rate Swap Agreements

To fix the interest rate for the loan amount concerning Term Loan 27 Tranche B (loan amount: ¥4,700 million) announced in the press release “Notice Concerning Borrowing of Funds and Partial Early Repayment of Loans” dated October 15, 2015 to hedge the risk of interest rate fluctuation.

## 2. Details of Interest Rate Swap Agreements

(a) Loan	Term Loan 27 Tranche B
(b) Counterparty	Mizuho Securities Co., Ltd.
(c) Notional Principal	¥4,700 million
(d) Interest Rate (Note 1)	Fixed interest rate payable at 0.38300% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR (Note 2)
(e) Start Date	November 30, 2015
(f) End Date	October 31, 2023
(g) Interest Payment Date	The last day of every month and the principal repayment date (however, in the event that one of these days is not a business day, the business day immediately preceding it)

(Note 1) According to this interest rate swap agreement, the Floating Interest Rate of Term Loan 27 Tranche B is set at a fixed interest rate of 1.13300%.

(Note 2) The base interest rate applicable to the calculation period for the interest rate receivable is the 1-month Japanese Yen TIBOR released by JBA TIBOR Administration (the “JBATA”) two business days preceding the first day of each interest calculation period. For JBATA’s Japanese Yen TIBOR, please check with JBATA’s website (<http://www.jbatibor.or.jp/english/rate/>).

### 3. Future Outlook

The conclusion of interest rate swap agreement will have a minimal impact on the management situation of the Investment Corporation for the fiscal period ending November 2015 (June 1, 2015 to November 30, 2015) and no change has been made to the performance forecast for the fiscal period.

### 4. Other

The risks associated with the conclusion of the interest rate swap agreements described above do not change from those detailed in “Investment Risks” in the Securities Report, which was submitted on August 26, 2015.

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