HEIWA REAL ESTATE REIT, Inc.

October 23, 2025

For Immediate Release

REIT Issuer
HEIWA REAL ESTATE REIT, Inc.
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Aya Motomura, Executive Director
(Securities Code: 8966)

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Notice Concerning of Partial Early Repayment of Loan

HEIWA REAL ESTATE REIT, Inc. (the "Investment Corporation") announced today the following decision to make partial repayment for the loan before its due date as described below.

Details

1. Details of the early repayment

(1) Loan for early repayment

Term Loan 43 Tranche B

Lender	Sumitomo Mitsui Banking Corporation ,Aozora Bank,Ltd.,MUFG Bank,Ltd.,The Bank of Fukuoka,Ltd.ORIX Bank Corporation,The Norinchukin Bank
Loan balance	2,562 million yen
Early repayment amount	300 million yen
Loan balance after repayment	2,262 million yen
Drawdown date	May 31, 2019
Principal repayment date	May 31, 2026

(2) Scheduled date of early repayment: November 28, 2025

(3) Funds for repayment: Cash on hand or borrowings

2. Status of interest-bearing liabilities after the early repayment of loan.

(Unit: million yen, fractions of 1 unit have been rounded off)

	Before early repayment of loan	After early repayment of loan	Change
Short-term loans	0	0	0
Long-term loans due within 1 year	14,241	13,941	-300
Long-term borrowing	106,229	106,229	-
Total loans	120,470	120,170	-300
Investment corporation bonds	7,900	7,900	-
Total interest-bearing debt	128,370	128,070	-300

3. Other

The risks associated with the early repayment of loan as described above do not change from those detailed in "Investment Risks" in the periodic securities report (*yuka shoken hokokusho*) for the fiscal period ended May 2025 (47th Fiscal Period), which was submitted on August 28, 2025.

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