

May 29, 2023

This notice is the English translation of the Japanese announcement on May 29, 2023

REIT Issuer

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

Asset Management Company

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Notice Concerning Borrowing of Funds (Interest Rate Settlement)

HEIWA REAL ESTATE REIT, Inc. (the “Investment Corporation”) announced today that the interest rate for funds borrowed as announced in the press release “Borrowing of Funds and Repayment of Loans” on May 25, 2023 has been settled as follows.

Details

1. Details of Borrowing of Funds (Interest Rate)

(1) Term Loan 71 Tranche D

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	500 million yen	Fixed interest rate 0.70631%	May 31, 2023	October 29, 2027

(2) Term Loan 71 Tranche F

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	1,000 million yen	Fixed interest rate 1.04500%	May 31, 2023	May 31, 2030

2. Other

The risks associated with the borrowing of funds as described above do not change from those detailed in “Investment Risks” in the securities registration statement, which was submitted on May 22, 2023 and the periodic securities report (*yuka shoken hokokusho*), which was submitted on February 28, 2023.

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