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For Immediate Release

REIT Issuer

HEIWA REAL ESTATE REIT, Inc.

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(Securities Code: 8966)

Asset Management Company

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Notice Concerning Conclusion of Interest Rate Swap Agreement

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

## Details

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

To fix the interest rate for the loan amount concerning Term Loan 56 (loan amount: 900 million yen) to hedge the risk of interest rate fluctuation.

\* For the details of the loan, please refer to the press release “Notice Concerning Borrowing of Funds” announced on December 14, 2021.

## 2. Details of Interest Rate Swap Agreement

|                    |  |
|--------------------|--|
| Loan               | Term Loan 56   |
| Counterparty       | Nomura Securities Co., Ltd.  |
| Notional Principal | 900 million yen  |
| Interest Rate      | Fixed interest rate payable at 0.55500%<br>Variable interest rate receivable at JBA 3-month Japanese Yen TIBOR |
| Start Date         | January 31, 2024   |
| End Date           | May 31, 2029   |

(Note) According to this interest rate swap agreement, the floating interest rate of Term Loan 56 is set at a fixed interest rate of 1.05500%.

## 3. Future Outlook

The risks associated with the conclusion of interest rate swap agreement 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 2023 (43rd Fiscal Period), which was submitted on August 29, 2023.