

September 27, 2024

For Immediate Release

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 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 31 Tranche B

Lender	Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., Aozora Bank, Ltd., MUFG Bank, Ltd., ORIX Bank Corporation
Loan balance	3,857 million yen
Early repayment amount	10 million yen
Loan balance after repayment	3,847 million yen
Drawdown date	October 31, 2016
Principal repayment date	May 30, 2025

(2) Scheduled date of early repayment: October 31, 2024

(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	12,737	12,727	-10
Long-term borrowing	93,400	93,400	-
Total loans	106,137	106,127	-10

Investment corporation bonds	7,900	7,900	-
Total interest-bearing debt	114,037	114,027	-10

### 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 2024 (45th Fiscal Period), which was submitted on August 28, 2024.

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