

May 28, 2025

For Immediate Release

REIT Issuer

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

Asset Management Company

HEIWA REAL ESTATE Asset Management CO., LTD.  
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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 “Notice Concerning Borrowing of Funds and Repayment of Loans” on May 22, 2025 has been settled as follows.

Details

1. Details of Borrowing of Funds (Interest Rate)

(1) Term Loan 80 Tranche C

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	120 million yen	Fixed interest rate 1.55125%	May 30, 2025	May 31, 2029

(2) Term Loan 80 Tranche F

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	320 million yen	Fixed interest rate 1.89625%	May 30, 2025	May 31, 2032

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 19, 2025 and the periodic securities report (*yuka shoken hokokusho*) for the fiscal period ended November 2024 (46th Fiscal Period), which was submitted on February 25, 2025.

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

Note: This press release was prepared to make an announcement to the borrowing of funds (Interest Rate Settlement) by the Investment Corporation. It has not been prepared to solicit investment whether in or outside Japan. The Investment Corporation requests that prospective investors be sure to read the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by the Investment Corporation, and note that the investment decisions are made at their discretion and responsibility.