

September 24, 2026

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 Borrowing of Funds

HEIWA REAL ESTATE REIT, Inc. (the “Investment Corporation”) announced today the following decision to borrow funds as described below.

Details

1. Borrowing of Funds

(1) Details of Borrowings

Term Loan 90-①

Lender	Mizuho Bank, Ltd.
Loan Amount	1,000 million yen
Interest Rate	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35% (Note)
Drawdown Date	September 29, 2026
Borrowing Method	Borrowing based on the individual loan agreements with the above lender scheduled to be concluded on September 25, 2026
Interest Payment Date	The last day of every month (the first interest payment date shall be October 30, 2026) and the principal repayment date (however, in the event that one of these days is not a business day, the business day immediately preceding it)
Principal Repayment Date	May 31, 2030
Principal Repayment Method	Lump-sum repayment on the principal repayment date
Collateral and Guarantee	Unsecured and unguaranteed

Term Loan 90-②

Lender	Sumitomo Mitsui Trust Bank, Limited
Loan Amount	1,300 million yen
Interest Rate	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.42% (Note)
Drawdown Date	September 29, 2026
Borrowing Method	Borrowing based on the individual loan agreements with the above lender scheduled to

	be concluded on September 25, 2026
Interest Payment Date	The last day of every month (the first interest payment date shall be October 30, 2026) and the principal repayment date (however, in the event that one of these days is not a business day, the business day immediately preceding it)
Principal Repayment Date	May 31, 2031
Principal Repayment Method	Lump-sum repayment on the principal repayment date
Collateral and Guarantee	Unsecured and unguaranteed

(Note) The base interest rate applicable to the calculation period for the interest payable on an interest payment date is the 1-month Japanese Yen TIBOR released by JBA TIBOR Administration (the “JBATA”) two business days preceding the first day of each Interest calculation period. For JBA’s Japanese Yen TIBOR, please check with JBATA’s website (<http://www.ibatibor.or.jp/english/rate/>).

(2) Reason for Borrowings

The total amount of proceeds from the borrowing described above (2,300 million yen) will be used to partly fund the acquisition of “HF AKISHIMA EKIMAE BUILDING” as well as a portion of the related expenses.

* For more details about the acquisition of the specified asset, please refer to the press release “Notice Concerning Acquisition of Domestic Asset (HF AKISHIMA EKIMAE BUILDING)” announced on September 24, 2026.

2. Status of Interest-Bearing Liabilities after Borrowing of Funds

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

	Before Borrowing of funds	After Borrowing of funds	Change
Short-term loans	2,900	2,900	-
Long-term loans due within 1 year	16,608	16,608	-
Long-term loans	113,282	115,582	2,300
Total loans	132,790	135,090	2,300
Investment corporation bonds	7,900	7,900	-
Total interest-bearing liabilities	140,690	142,990	2,300

3. Other

The risks associated with the borrowing of funds as agreements 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 31 2026 (49th Fiscal Period), which was submitted on August 28, 2026.

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

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