

August 27, 2025

For Immediate Release

REIT Issuer

HEIWA REAL ESTATE REIT, Inc.

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(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 August 25, 2025 has been settled as follows.

Details

1. Details of Borrowing of Funds (Interest Rate)

(1) Term Loan 83-① Tranche A

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	1,000 million yen	Fixed interest rate 1.72907%	August 29, 2025	November 30, 2029

(2) Term Loan 83-① Tranche B

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	700 million yen	Fixed interest rate 2.11496%	August 29, 2025	November 30, 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/>

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