

December 19, 2025

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 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 December 18, 2025 has been settled as follows.

Details

1. Details of Borrowing of Funds (Interest Rate)

(1) Term Loan 85-②

Lender	Loan Amount	Interest Rate	Drawdown Date	Principal Repayment Date
MUFG Bank, Ltd.	2,000 million yen	Fixed interest rate 2.80220%	December 23, 2025	November 30, 2034

2. 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 2025 (47th Fiscal Period), which was submitted on August 28, 2025.

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

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