HEIWA REAL ESTATE REIT, Inc.

November 5, 2026

For Immediate Release

REIT Issuer
HEIWA REAL ESTATE REIT, Inc.
5-1 Nihonbashi Kabuto-cho, Chuo-ku, Tokyo
Aya Motomura, Executive Director
(Securities Code: 8966)
Asset Management Company
HEIWA REAL ESTATE Asset Management CO., LTD.
Masanori Hirano, Representative Director, President and Chief Executive Officer
Inquiries: Naomi Kawasaki, General Manager of Planning & Finance Department
TEL. +81-3-3669-8771

Notice Concerning Conclusion of Interest Rate Swap Agreements

HEIWA REAL ESTATE REIT, Inc. (the "Investment Corporation") announced today it has concluded interest-rate swap agreements, as described below.

Details

1. Reason for Conclusion of Interest Rate Swap Agreements

To fix the interest rates for Term Loan 88-② (loan amount: 570 million yen), as announced in the "Notice Concerning Borrowing of Funds (Including Green Loan) and Repayment of Loans" released on May 21, 2026, and Term Loan 90-① (loan amount: 1,000 million yen) and Term Loan 90-② (loan amount: 1,300 million yen), as announced in the "Notice Concerning Borrowing of Funds" released on September 24, 2026, thereby hedging against the risk of future interest rate fluctuations.

2. Details of Interest Rate Swap Agreements

Loan	Term Loan 88-②
Counterparty	Daiwa Securities Co.Ltd.
Notional Principal	570 million yen
Interest Rate	Fixed interest rate payable at 2.5401% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	November 30, 2026
End Date	November 28, 2031

(Note) According to this interest rate swap agreement, the floating interest rate of Term Loan 88-② will be effectively fixed at 2.9801%.

Loan	Term Loan 90-①
Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	1,000 million yen
Interest Rate	Fixed interest rate payable at 2.3640%

	Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	November 30, 2026
End Date	May 31, 2030

(Note) According to this interest rate swap agreement, the floating interest rate of Term Loan 90-① will be effectively fixed at 2.7140%.

Loan	Term Loan 90-②
Counterparty	Daiwa Securities Co.Ltd.
Notional Principal	1,300 million yen
Interest Rate	Fixed interest rate payable at 2.4841% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	November 30, 2026
End Date	May 31, 2031

(Note) According to this interest rate swap agreement, the floating interest rate of Term Loan 90-② will be effectively fixed at 2.9041%.

3. Future Outlook

The risks associated with the conclusion of the interest rate swap agreements 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 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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