

July 6, 2021

For Immediate Release
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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 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 rate for the loan amount concerning Term Loan 52 (loan amount: 400 million yen) to hedge the risk of interest rate fluctuation.

## 2. Details of Interest Rate Swap Agreements

Loan	Term Loan 52
Counterparty	Nomura Securities Co., Ltd.
Notional Principal	400 million yen
Interest Rate	Fixed interest rate payable at 0.06000 % Variable interest rate receivable at JBA 3-month Japanese Yen TIBOR
Start Date	July 30, 2021
End Date	October 31, 2024

(Note) According to this interest rate swap agreements, the Floating Interest Rate of Term Loan 52 is set at a fixed interest rate of 0.40500%.

## 3. Future Outlook

The conclusion of interest rate swap agreements will have a minimal impact on the management status forecasts of the Investment Corporation for the 40<sup>th</sup> fiscal period (June 1, 2021 – November 30, 2021) and the 41<sup>th</sup> fiscal period (December 1, 2021 - May 31, 2022), no change has been made to the performance forecasts.