HEIWA REAL ESTATE REIT, Inc.

May 19, 2025

For Immediate Release

REIT Issuer
HEIWA REAL ESTATE REIT, Inc.
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Notice Concerning of Early Repayment of Loan

HEIWA REAL ESTATE REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has decided to make early repayment of the following loans before the respective due dates in connection with the issuance of the new investment units, the details of which were described in the "Notice Concerning the Issuance of New Investment Units and Secondary Offering of Investment Units" released today.

Details

1. Loans subject to early repayment

Term Loan 78-①

Lender	Sumitomo Mitsui Banking Corporation
Loan balance	1,000 million yen
Early repayment amount	1,000 million yen (Note)
Loan balance after repayment	0 yen (Note)
Drawdown date	March 28, 2025
Scheduled date of early repayment	June 30, 2025 (Note)
Principal repayment date	June 30, 2026

Term Loan 79

Lender	Sumitomo Mitsui Banking Corporation
Loan balance	3,850 million yen
Early repayment amount	3,850 million yen (Note)
Loan balance after repayment	0 yen (Note)
Drawdown date	May 9, 2025

Note: This press release was prepared to make an announcement to the early repayment of loan by the Investment Corporation. It has not been prepared to solicit investment whether in or outside Japan. The Investment Corporation requests that prospective investors be sure to read the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by the Investment Corporation, and note that the investment decisions are made at their discretion and responsibility.

Scheduled date of early repayment	June 30, 2025 (Note)
Principal repayment date	June 30, 2026

(Note) The "Early repayment amount" and the "Loan balance after repayment" in the above table respectively show a maximum amount that is expected to be repaid earlier than the schedule and a minimum balance after such repayment, which have been established based on the early repayment amount decided today. Still, we may change the actual amount of this early repayment after taking into account the amount of proceeds from the issuance of new investment units described in the "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" released on today, etc.. In addition, the "Scheduled date of early repayment" shows the expected date of early repayment before the due date as of today, which we may change as well. If we decide to change the amount of early repayment before the due date and/or the expected date of such repayment, we will make an announcement separately.

2. Status of interest-bearing liabilities after the early repayment of loans.

(Unit: million yen, figures are rounded-down to the nearest unit)

	Before the early repayment of loan	After the early repayment of loan	Increase / Decrease
Short-term loans	0	0	-
Long-term loans due within 1 year	13,976	13,976	-
Long-term borrowing	104,011	99,161	-4,850
Total loans	117,987	113,137	-4,850
Investment corporation bonds	7,900	7,900	-
Total interest-bearing debt	125,887	121,037	-4,850

3. Other

The risks associated with the early repayment of loan as described above do not change from those detailed in "Investment Risks" in the securities registration statement, which was submitted today 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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