HEIWA REAL ESTATE REIT, Inc.

May 21, 2026

For Immediate Release

REIT Issuer
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(Securities Code: 8966)
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Notice Concerning Submission of Shelf Registration Statement and Comprehensive Resolution on Issuance of Investment Corporation Bonds

HEIWA REAL ESTATE REIT, Inc. (the "Investment Corporation") today submitted the shelf registration statement on issuance of investment corporation bonds with the Director General of the Kanto Local Finance Bureau. In addition, at the Board of Directors' meeting held today, the Investment Corporation made a comprehensive resolution on the issuance of the investment corporation bonds, as described below.

Details

1. Outline of Shelf Registration Statement Submitted

(1) Scheduled issue amount:
100 billion yen

(2) Subject of the shelf registration:
Investment corporation bonds (excluding short-term investment corporation bonds)

(3) Date of submitting the shelf registration statement:
May 21, 2026

(4) Scheduled issue period:
Two years from the effective date of the shelf registration statement (May 29, 2026 through May 28, 2028)

(5) Use of funds:
Acquisition of the specified assets (which have the same meaning as stated in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951 and subsequent amendments)), repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refund of lease and guarantee deposits, payment for repairs and maintenance, operating funds, etc.

Note: This press release was prepared to make an announcement to the submission of shelf registration statement and comprehensive resolution on issuance of Investment Corporation bonds 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.

2. Outline of the comprehensive resolution on the issuance of investment corporation bonds

(1) Type of investment corporation bonds:

Unsecured domestic investment corporation bonds

(2) Total upper limit issue amount:

100 billion yen (however, the issuance may be issued with one or multiple different conditions or payment dates, or two or more solicitations)

(3) Scheduled issue period:

From May 29, 2026 through May 28, 2028

(4) Amount of each investment corporation bond:

100 million yen or more

(5) Collateral and guarantee:

Uncollateralized, unguaranteed and no backing of specific assets

(6) Use of funds:

Acquisition of the specified assets (which have the same meaning as stated in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951 and subsequent amendments)), repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refund of lease and guarantee deposits, payment for repairs and maintenance, operating funds, etc.

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

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