HEIWA REAL ESTATE REIT, Inc.

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For Immediate Release

REIT Issuer
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Notice Concerning Concluding of Commitment Line Agreements

HEIWA REAL ESTATE REIT, Inc. (the "Investment Corporation") announced today the following decisions on concluding of commitment line agreements.

Details

1. Reason for Commitment Line Agreements

   The Investment Corporation will conclude the commitment line agreements for securing financial credibility through the expansion of flexible and stable fund procurement means and the liquidity of cash on hand, upon acquisitions of new properties and the repayment of loans (including the redemption of investment corporation bonds), etc.

2. Overview of Commitment Line Agreements

   <Before renewal this agreements>

Contract Number	Contract Lender	Loan Limit	Contract Date	Contract Period	Collateral and Guarantee
CL12	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Mizuho Bank, Ltd. Resona Bank, Limited.	8.0 billion yen	May 27, 2025	Period from June 1, 2025 to May 31, 2026	Uncollateralized and unguaranteed

Note: This press release was prepared to make an announcement to the concluding of commitment line agreements 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.

<After renewal this agreements>

Contract Number	Contract Lender	Loan Limit	Contract Date	Contract Period	Collateral and Guarantee
CL13	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Mizuho Bank, Ltd. Resona Bank, Limited.	8.0 billion yen	May 26, 2026	Period from June 1, 2026 to May 31, 2027	Uncollateralized and unguaranteed

3. Other

The risks associated with the concluding of commitment line agreements as described above do not change from those detailed in "Investment Risks" in the securities registration statement submitted on May 18, 2026 and the periodic securities report (*yuka shoken hokokusho*) for the fiscal period ended November 2025 (48th Fiscal Period), submitted on February 25, 2026.

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

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