HEIWA REAL ESTATE REIT, Inc.

May 26, 2026

For Immediate Release

REIT Issuer
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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 76 Tranche C (loan amount: 4,600 million yen) as announced in the "Notice Concerning Borrowing of Funds and Repayment of Loans" released on October 24, 2024, and Term Loan 84 Tranche B (loan amount: 395 million yen) and Term Loan 84 Tranche C (loan amount: 1,400 million yen) as announced in the "Notice Concerning Borrowing of Funds and Repayment of Loans" released on November 19, 2025, and hedge against the risk of future interest rate fluctuations.

2. Details of Interest Rate Swap Agreements

Loan	Term Loan 76 Tranche C
Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	4,600 million yen
Interest Rate	Fixed interest rate payable at 2.46950% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	May 29, 2026
End Date	November 28, 2031

(Note) According to these interest rate swap agreements, the floating interest rate of Term Loan 76 Tranche C will be effectively fixed at 3.02950%.

Note: This press release was prepared to make an announcement to the public concerning interest rate swap 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 (if any) prepared by the Investment Corporation, and note that the investment decisions are made at their discretion and responsibility.

Loan	Term Loan 84 Tranche B
Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	395 million yen
Interest Rate	Fixed interest rate payable at 2.29170% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	May 29, 2026
End Date	November 29, 2030

(Note) According to these interest rate swap agreements, the floating interest rate of Term Loan 84 Tranche B will be effectively fixed at 2.73170%.

Loan	Term Loan 84 Tranche C
Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	1,400 million yen
Interest Rate	Fixed interest rate payable at 2.38045% Variable interest rate receivable at JBA 1-month Japanese Yen TIBOR
Start Date	May 29, 2026
End Date	May 30, 2031

(Note) According to these interest rate swap agreements, the floating interest rate of Term Loan 84 Tranche C will be effectively fixed at 2.85045%.

3. Future Outlook

The risks associated with the conclusion of interest rate swap agreements as described above do not change from those detailed in “Investment Risks” in the securities registration statement, which was submitted on May 18, 2026, and the periodic securities report (yuka shoken hokokusho) for the fiscal period ended November 2025 (48th Fiscal Period), which was submitted on February 25, 2026.

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

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