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For Immediate Release

REIT Issuer

HEIWA REAL ESTATE REIT, Inc.

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(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 67 (loan amount: 1,090 million yen) and hedge against the risk of future interest rate fluctuations, as announced in the “Notice Concerning Borrowing of Funds and Repayment of Loans” released on February 22, 2023.

2. Details of Interest Rate Swap Agreements

Loan	Term Loan 67
Counterparty	Daiwa Securities Co.Ltd.
Notional Principal	1,090million yen
Interest Rate	Fixed interest rate payable at 2.44580% Variable interest rate receivable at JBA 3-month Japanese Yen TIBOR
Start Date	April 30, 2026
End Date	May 31, 2032

(Note) According to these interest rate swap agreements, the floating interest rate of Term Loan 67 will be effectively fixed at 2.90580%.

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 periodic securities report (yuka shoken hokokusho) for the fiscal period ended November 30, 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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