

To All Concerned Parties

Name of REIT Issuer:

Hulic Reit, Inc.
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Kazuaki Chokki, Executive Officer
(TSE Code: 3295)

Contact:

Asset Management Company
Hulic REIT Management Co., Ltd.
Kazuaki Chokki, President and CEO

Person to Contact:

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Notice concerning the Borrowing of Funds (Green Loan)

TOKYO, May 26, 2023 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to borrow funds (“Borrowing of Funds”) as follows.

I. Details of Borrowing of Funds

1. Details of the Borrowing of Funds

The Borrowing of Funds through a green loan based on the Sustainability Finance Framework (Note1).

Term	Lender	Borrowing amount	Interest rate (Note 2) (Note 3)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 5)	Security
Long-term	MUFG Bank, Ltd.	¥ 2.19 billion	Undetermined (Note 4)	May 31, 2023	Borrowing in accordance with the individual term loan agreement to be entered into on May 29, 2023 with the lender shown on left	May 31, 2030	Lump-sum repayment	Unsecured and unguaranteed

Notes:

- For details, see the webpage “Sustainability Finance” on Hulic Reit’s website available at the following link:
<https://www.hulic-reit.co.jp/en/esg/greenfinance.html>.
- The loan fees and other charges to be paid to the lender are not included.
- The first interest payment date will be August 31, 2023, and subsequently thereafter the interest payment date will fall on the last day of February, May, August and November each year and on the principal repayment date (the repayment date will be the next business day if it falls on a non-business day or the prior business day if this next business day falls in the next month).
- Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.
- In cases where certain requirements, such as prior written notice of Hulic Reit, are met during the term after the execution of the borrowing shown above until the repayment date, Hulic Reit may repay the principal of the borrowing in part or in its entirety prior to the repayment date.

HULIC REIT, INC.

2. Reason for the Borrowing of Funds

To allocate for the refinancing funds described following “3. Amount, use and planned disbursement date / (2) Specific use of the proceeds”. In addition, the Borrowing of Funds will allow Hulic Reit to facilitate long-term borrowings and diversification of maturity dates, while maintaining strong and stable relationships with existing financial institutions.

3. Amount, use and planned disbursement date

(1) Total amount of the proceeds

¥ 2.19 billion

(2) Specific use of the proceeds

Hulic Reit intends to allocate the refinance funds of ¥ 1.06 billion in long-term borrowings due on May 31, 2023 described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on February 2, 2021, and ¥ 1.13 billion in long-term borrowings due on May 31, 2023 described in “Notice concerning the Formulation of the Sustainability Finance Framework and the Borrowing of Funds (Green Loan, etc.)” announced on February 22, 2022.

Furthermore, the above Borrowing of Funds was used for repayment of borrowings (including the borrowings for the refinance funds afterwards) related to the part of the funds for the acquisition of assets fulfilling the eligibility criteria, based on Hulic Reit’s Sustainability Finance Framework.

(3) Planned disbursement date

May 31, 2023

4. Status of interest-bearing debt after the Borrowing of Funds

(Millions of yen)				
		Before borrowing	After borrowing	Change
	Short-term borrowings (Note)	3,000	3,000	0
	Long-term borrowings (Note)	163,116	163,116	0
	Total borrowings	166,116	166,116	0
	Investment corporation bonds	17,000	17,000	0
	Total interest-bearing debt	183,116	183,116	0

Note: “Short-term borrowings” refer to borrowings with a maturity of one year or less from the drawdown date. “Long-term borrowings” refer to borrowings with a maturity of more than one year. At any point in time, even when the time until maturity of long-term borrowings is less than one year, the outstanding balance is still included in “Long-term borrowings.”

II. Other necessary matters for investors to adequately understand and make an informed decision based on the above information

There are no changes to the risks pertaining to the repayment listed in “Chapter 1. Fund Information, Part 1. Fund Status, 3. Investment Risks” of the securities report submitted to the regulator on May 23, 2023.

* Hulic Reit’s website: <https://www.hulic-reit.co.jp/en/index.html>