HULIC REIT, INC.

Translation Purposes Only

August 26, 2026

To All Concerned Parties

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Notice Concerning the Borrowing of Funds (Green Loan)

TOKYO, August 26, 2026 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to borrow funds (“Borrowing of Funds”) as follows.

I. Details of the Borrowing of Funds

1. Details of the Borrowing of Funds

<table>
<tr><th>Term</th><th>Lender</th><th>Borrowing amount</th><th>Interest rate (Note 7)</th><th>Anticipated drawdown date</th><th>Borrowing method</th><th>Repayment date</th><th>Repayment method (Note 11)</th><th>Security</th></tr>
<tr><td>Long-term</td><td>Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 1) (Note 6)</td><td>¥2.000 billion</td><td>Base interest rate + 0.200% (Note 8) (Note 10)</td><td rowspan="3">August 31, 2026</td><td rowspan="3">Borrowing in accordance with the individual term loan agreement to be entered into on August 27, 2026 with the lender shown on left</td><td>February 28, 2031</td><td rowspan="3">Lump-sum repayment</td><td rowspan="3">Unsecured and unguaranteed</td></tr>
<tr><td>Long-term</td><td>Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 2)</td><td>¥3.699 billion</td><td>Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.210% (Note 9)</td><td>August 29, 2031</td></tr>
<tr><td>Long-term</td><td>Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 3)</td><td>¥5.300 billion</td><td>Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.260% (Note 9)</td><td>August 31, 2032</td></tr>
</table>

Term	Lender	Borrowing amount	Interest rate (Note 7)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 11)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 4) (Note 6)	¥1.569 billion	Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.290% (Note 9)	August 31, 2026	Borrowing in accordance with the individual term loan agreement to be entered into on August 27, 2026 with the lender shown on left	February 28, 2033	Lump-sum repayment	Unse-cured and unguar-anteed
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 5)	¥3.820 billion	Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.290% (Note 9)			February 28, 2033		

Notes:

1 The syndicate of lenders consists of Resona Bank, Limited.

2 The syndicate of lenders consists of Mizuho Bank, Ltd., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc. and The Bank of Fukuoka, Ltd.

3 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd. and Shinkin Central Bank.

4 The syndicate of lenders consists of The Norinchukin Bank.

5 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd.

6 The borrowings will be procured through green loans based on the Sustainability Finance Framework (below, the “Framework”). For details of the Framework, 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.

7 The loan fees and other charges to be paid to the lender(s) are not included.

8 The first interest payment will be made on November 30, 2026, and subsequent interest payments will be made on the last days of November, February, May and August and on the principal repayment date (If the date is not a business day, it shall be the next business day, and if the date falls in the following month, it shall be the previous business day.).

9 The first interest payment date will be September 30, 2026, and thereafter interest payments will be made on the last day of each month until the principal repayment date, as well as on the principal repayment date (if any such date falls on a non-business day, the payment date shall be the next business day, unless such business day falls in the following month, in which case the payment date shall be the immediately preceding business day).The base interest rate applicable to each interest calculation period will be the one-month Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration (JBATA), as determined two business days prior to the first day of the relevant interest period (or, for the initial interest period, two business days prior to the drawdown date).Such base interest rate will be revised on each interest payment date. For fluctuations in the JBA Japanese Yen TIBOR, which serves as the base interest rate, please refer to the JBATA website (https://www.jbatibor.or.jp/rate/).

10 If certain green eligibility certifications, among other requirements (below, the “conformance requirements”), are acquired and maintained for the underlying assets of this borrowing, the benchmark interest rate calculated based on the Bank of Japan's Basic Guidelines for Funds-Supplying Operations to Support Financing for Climate Change Responses (below, the “Climate Change Response Operations”) will be applied for each interest calculation period. However, if the conformance requirements are no longer met, the benchmark interest rate corresponding to that period will be determined based on the method stipulated in the contract. Please refer to “Funds-Supplying Operations to Support Financing for Climate Change Responses” on the Bank of Japan's website for the benchmark interest rate for the Climate Change Response Operations (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm).

11 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.

2. Reason for the Borrowing of Funds

Hulic Reit intends to use the proceeds from the Borrowing of Funds for the refinancing and early repayment described in "3. Amount, use and planned disbursement date / (2) Specific use of proceeds" below. 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 proceeds: ¥16.388 billion

(2) Specific use of proceeds

The proceeds from the Borrowing of Funds will be used for the refinancing of a ¥10.07 billion long-term loan described in the "Notice Concerning the Borrowing of Funds and Early Repayment of Borrowings" dated January 29, 2019, and a ¥2.438 billion long-term loan described in the "Notice Concerning the Borrowing of Funds (Green Loan)" dated February 26, 2024, both of which mature on August 31, 2026, as well as for the early repayment of a ¥3.880 billion short-term loan described in the "Notice concerning Early Repayment of Borrowing" dated August 25, 2026.

A portion of the above borrowings was used to finance the acquisition of properties held by Hulic Reit that satisfy the eligibility criteria under its Green Finance Framework, including borrowings obtained through subsequent refinancing thereof.

(3) Planned disbursement date: August 31, 2026

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

(Millions of yen)

	Prior to Borrowing of Funds	After Borrowing of Funds	Change
Short-term borrowings (Note)	8,480	4,600	-3,880
Long-term borrowings (Note)	171,616	175,496	3,880
Total borrowings	180,096	180,096	0
Investment corporation bonds	15,000	15,000	0
Total of borrowings and investment corporation bonds	195,096	195,096	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 longer than one year. At any point in time, even when time to maturity of a long-term borrowing is less than one year, such outstanding balance is still included in the line item "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 content in “Chapter 1. Fund Information, Part 1. Fund Status, 3. Investment Risks” of the securities report, submitted to the regulator on May 26, 2026, concerning risks pertaining to the repayment of the Borrowing of Funds.

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