



# HULIC REIT, INC.

Securities Code **3295**

The **18th** Fiscal Period  
(Ended February 28, 2023)

## Financial Results Briefing

April 13, 2023

**TOKYO**  
COMMERCIAL PROPERTIES

**NEXT<sup>+</sup>**  
GENERATION ASSETS PLUS



## I. Executive Summary

1. Executive Summary	4
----------------------	---

## II. Financial Results Highlights

1. Distribution and NAV per unit	6
2. Summary of 18th FP Results	7
3. Summary of 19th FP and 20th FP Forecasts	8

## III. Asset Management Results

1. Portfolio Summary	10
2. Results of External Growth	12
3. Results of Internal Growth	16
4. Financial Condition	25
5. Status of Appraisal Values	26

## IV. ESG Initiatives

1. Evaluations and Topics	28
2. Initiatives for Environment	29
3. Initiatives for Society and Governance	33

## V. Future Strategy

1. Strategy Framework	35
2. Internal Growth Strategy	37
3. External Growth Strategy	38
4. Main Sponsor-developed and owned Projects	39

## VI. Summary of Financial Results and Earnings Forecast

1. Statements of Income	41
2. Balance Sheets	44

## Appendix

1. Status of Electricity Costs	46
2. Various Indicators	47
3. Portfolio Map	48
4. Photographs of Properties	49
5. List of Portfolio Properties (As of 18th FP Earnings Announcement)	53
6. Status of Appraisal Values by Property (End of 18th FP)	56
7. Status of Appraisal Values by Property (Compared with 17th FP)	58
8. Top End-Tenants by Total Area Leased (As of 18th FP Earnings Announcement)	60
9. Financial Condition	61
10. Breakdown of Unitholders	62
11. Overview of Compensation and Fees	63
12. Hulic Reit's Basic Missions and Portfolio Composition Policy	64
13. Focused Investment in Tokyo Commercial Properties	65
14. Overview of Office Portfolio	66
15. Overview of Bank Branch Properties	67
16. Investments in Next-Generation Assets Plus	68
17. Overview of Private Nursing Homes	70
18. About Hulic	72
19. Collaboration with the Hulic Group	73
20. Disclosure in Accordance With TCFD Recommendations	74
21. Structure of Hulic Reit	76
22. Overview of Asset Management Company	77
23. Unit Price and Total Market Value	78
24. Definitions of Terms	79



## **I** Executive Summary

---



## External Growth

### Continue with an external growth strategy focused on asset replacements

- Following the asset replacement in 18th FP, **continue to replace assets from 19th FP**.
- Early in 19th FP, **the bank branch property “Hulic Oji Building,” and the private nursing homes “Charm Premier Den-en-Chofu,” and “Sonare Shakujii” were acquired (total of ¥10.3 bn)**, and in 19th and 20th FP, **“Hulic Ginza 7 Chome Building” will be transferred in installments (total of ¥21.9 bn<sup>\*1</sup>)**.

Asset Size <sup>*2</sup>	As of 18th FP Earnings Announcement <sup>*3</sup>	Investment Ratio <sup>*2</sup>	End of 12th FP (Feb. 29, 2020)	As of 18th FP Earnings Announcement
	¥369.4 bn	Bank Branch Properties	0.0%	16.0%
		Private Nursing Homes	7.7%	12.2%

- We will continue to **maintain and improve DPU while ensuring the stability of our portfolio and incorporating growth potential through external growth, including asset replacements**.

## Internal Growth

### Office occupancy rate hit bottom in 18th FP and continues to improve.

- The leased occupancy rate of office at the end of 18th FP **rose 2.6% points over the forecast made one year earlier to stabilize at 97.7%**.

	Forecast Made One Year Earlier (Announced on Apr. 2022)	Previous Forecast (Announced on Oct. 2022)	Result
Leased Occupancy Rate (Office) at the End of 18th FP	95.1%	96.4%	97.7%

- Both the leased occupancy rate and the rental occupancy rate of office bottomed out in 18th FP and are expected to improve from 19th FP.**

	18th FP (Result)	19th FP (Assumption)	20th FP (Assumption)
Leased Occupancy Rate (Office) (Avg. During Period)	95.8%	97.3%	97.4%
Rental Occupancy Rate (Office) (Avg. During Period)	94.1%	95.6%	96.7%

## Financial Strategy

### Continue steady management contributing to increases in unitholder value.

- The long-term liability ratio was 100.0% and the fixed-interest rate ratio was 99.4%** at the end of 18th FP, indicating that we have secured a stable financial position.
- Taking into account the financial environment and the impact on the existing unitholders, **we are considering variable interest rates for a portion of our borrowings, with fixed rates still accounting for the majority**.
- We aim to bring the LTV to about 45% in the near term and expect to operate with an LTV in the 40-50% range.

Financial Conditions as of 18th FP Earnings Announcement

LTV (Book Value-based)	45.0%	Acquisition Capacity (Up to LTV 50%)	About ¥40.3 bn	Japan Credit Rating Agency, Ltd. (JCR) Credit Rating (Outlook)	AA (Stable)
LTV (Market Value-based)	38.1%	Cash on Hand <sup>*4</sup> (Sep. 1, 2023) (Estimated)	About ¥22.9 bn		

## ESG

### We are taking measures to reduce greenhouse gases (GHG).

- We will continue to focus on reducing energy consumption and other efforts and improving the green building certification acquisition rate in advance of the **Net Zero goal for 2050 (\*)**.
- Hulic Reit's governance will be strengthened and diversity promoted** with the proposed increase in the number of supervisory officers (from two to three, one man and two women) (proposal for General Meeting of Unitholders in May. 2023).

GRESB		MSCI ESG Rating (As of Mar. 31, 2023)	
GRESB Rating (2022)	5 Star (3rd Consecutive Years)	MSCI Japan ESG Select Leaders Index	Index Inclusion
Among the Listed Participants With Diversified Assets (Office/Retail) in Global		MSCI ESG Rating	A
<ul style="list-style-type: none"> <li>Overall Score : 1st out of 33 Peers</li> <li>Selected as Global Sector Leader</li> </ul>			

(\*) Excludes properties for which we do not have energy management authority incl. master lease properties, residential parts of properties and non-managerial co-ownership properties, etc.

\*1 The transfer (planned) price is rounded to the nearest hundred million yen.

\*2 Based on the acquisition price of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*3 This refers to the completion date for the (planned) transfer of property during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024) that had already been announced as of 18th FP (ended Feb. 28, 2023) earnings announcement. Same applies below.

\*4 This figure is an estimate of cash and deposits as of 18th FP (ended Feb. 28, 2023) earnings announcement adjusted for sales proceeds from the (planned) transfer of property during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024), an amount equivalent to distribution payments, operating capital and other. Same applies below.



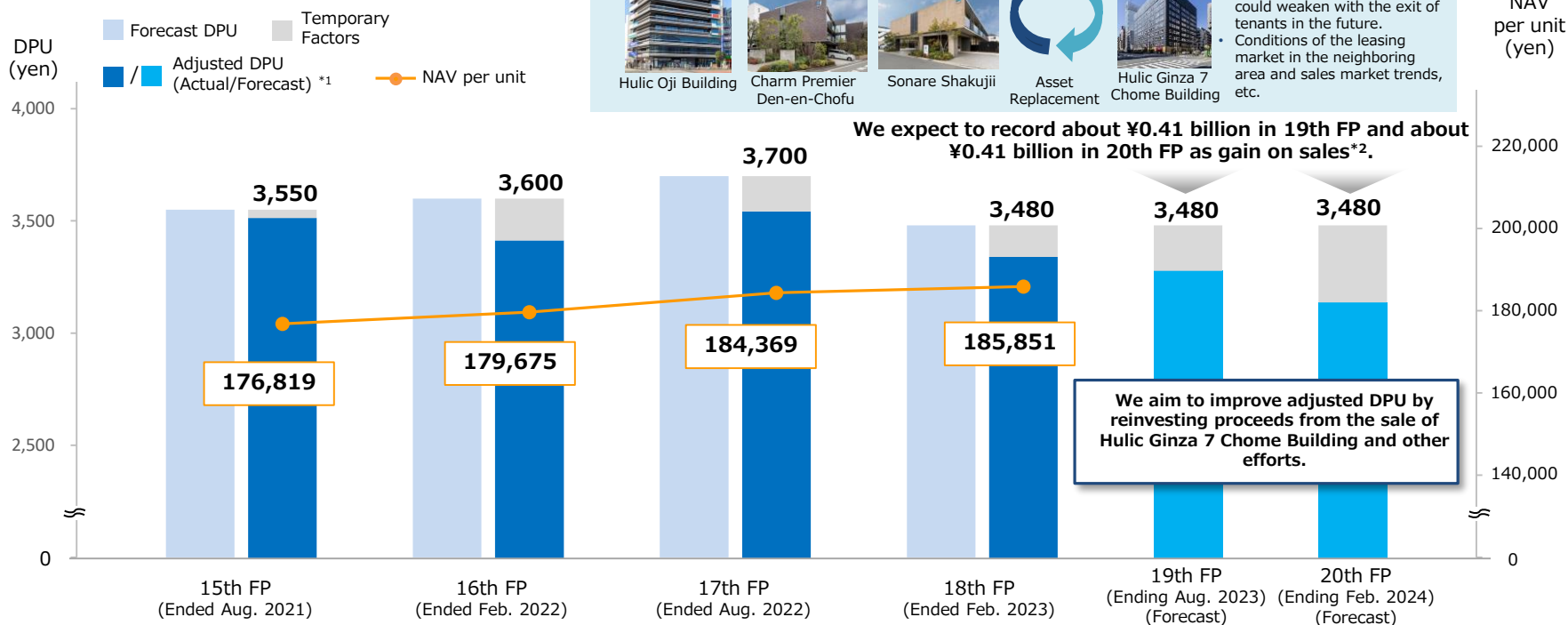
## **II Financial Results Highlights**

---

## Steady Growth of Distribution and NAV per unit

- Data for 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024) assumes that some internal reserves will be withdrawn. Internal reserves as of the end of 20th FP (Feb. 29, 2024) are expected to be ¥175 million (Internal reserves per unit: ¥122/unit).

### Trend of DPU and NAV per unit



Internal Reserves

Leveling of DPU with Internal Reserves

¥175 mn \*3  
(¥122 per unit)

LTV

44.6%

44.4%

44.6%

45.0%

45.0%

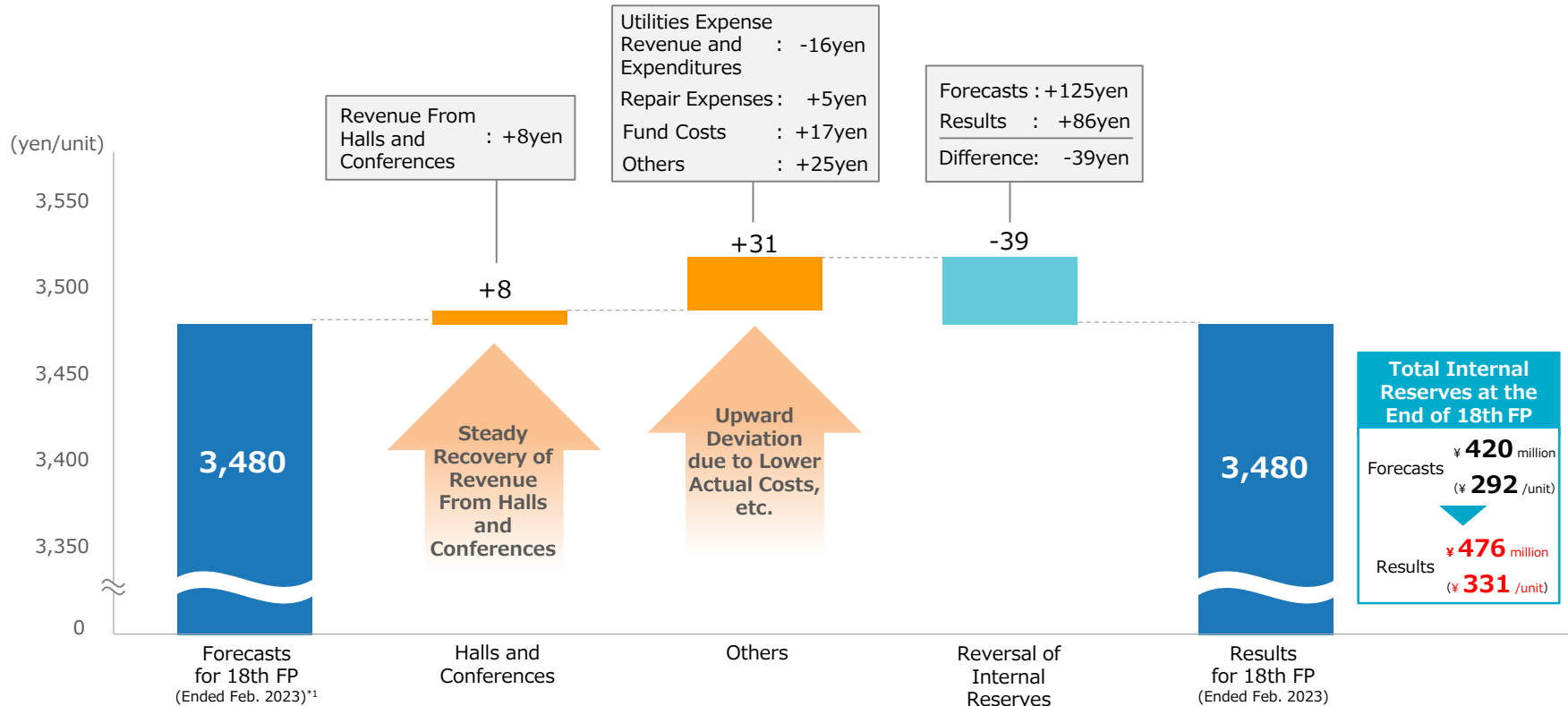
45.0%

\*1 This figure is the DPU adjusted for temporary factors (gain on sales of the property, consumption taxes not eligible for exemption, the unrecognized amount of fixed asset tax and city planning tax after acquisition of the property, the increase in rent payments as a result of updates to land lease rights, related type II management fee, an increase in internal reserves including reversals and income taxes resulting from internal reserves and the reversal of internal reserves).

\*2 This figure, which deducts the estimated book-value price from the (planned) transfer price for the property (scheduled to be) transferred at the time of transfer, is for reference and differs from the actual gain on sales. The figure is rounded down to the nearest million yen.

\*3 Internal reserves assumed at the end of 20th FP (Feb. 29, 2024) is stated, as well as the amount obtained by dividing the internal reserves by the number of investment units (1,440,000 units) assumed at the end of 20th FP (Feb. 29, 2024). The actual amount of internal reserves is subject to change.

### Comparison of DPU (Compared to the Forecasts)



Avg. Occupancy Rate  
During Period\*2  
(Office)

**95.4%**  
(Initial Assumption)

**95.8%**

Avg. Occupancy Rate  
During Period\*2  
(Portfolio)

**97.9%**  
(Initial Assumption)

**98.1%**

**LTV**

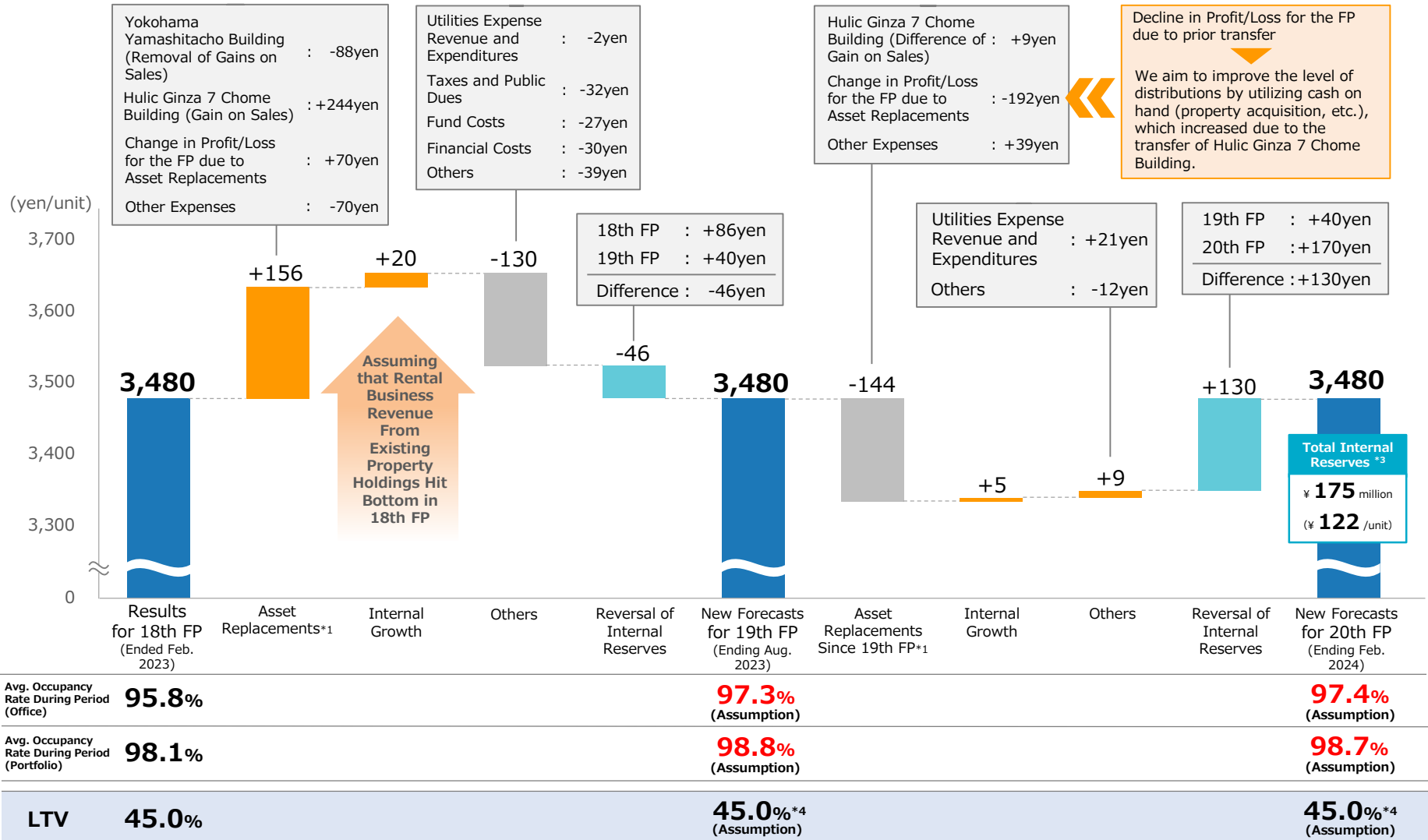
**44.8%**  
(Initial Assumption)

**45.0%**

\*1 Figures are based on forecasts released on Oct. 13, 2022. For details, please refer to Financial Report for the Fiscal Period Ended August 31, 2022, which was released on Oct. 13, 2022.

\*2 Avg. occupancy rate during period is the average occupancy rate for the period on a monthly basis, rounded off to the first decimal place. (The same applies on the remaining slides.)

## Trend of DPU



\*1 This refers to the transferring of "Yokohama Yamashitacho Building" and "Hulic Ginza 7Chome Building", and the acquisition of "Hulic Gotanda Building", "Hulic Oji Building", "Charm Premier Den-en-Chofu" and "Sonare Shakujii".

\*2 This refers to the transferring of "Hulic Ginza 7 Chome Building", and the acquisition of "Hulic Oji Building", "Charm Premier Den-en-Chofu" and "Sonare Shakujii".

\*3 Internal reserves assumed at the end of 20th FP (Feb. 29, 2024) is stated, as well as the amount obtained by dividing the internal reserves by the number of investment units (1,440,000 units) assumed at the end of 20th FP (Feb. 28, 2024). The actual amount of internal reserves is subject to change.

\*4 Figures are based on forecasts released on Apr. 13, 2023. For details, please refer to Financial Report for the Fiscal Period Ended February 28, 2023, which was released on Apr. 13, 2023.





### III Asset Management Results

---

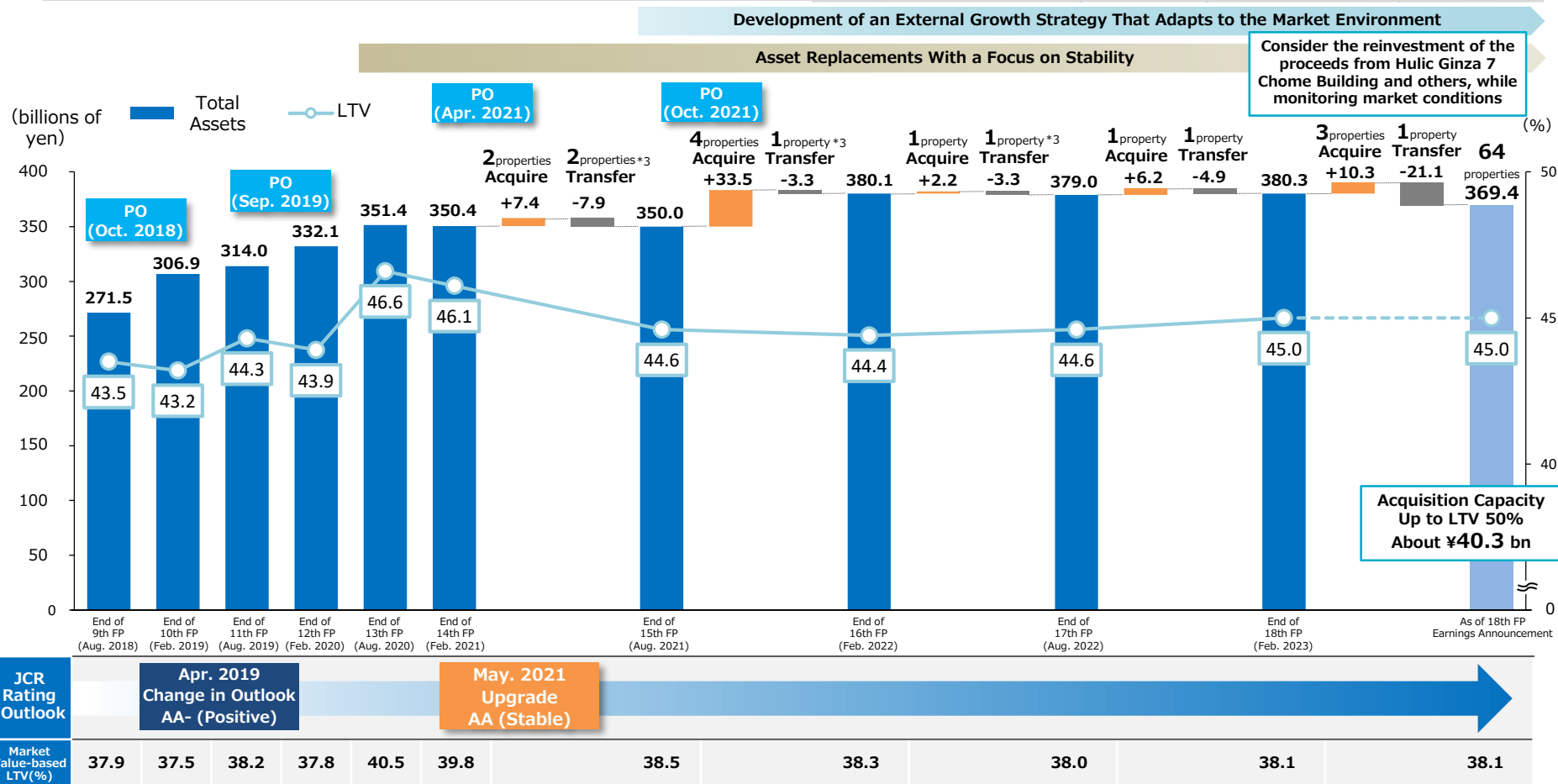
## Trend of Total Assets and LTV

Total Assets **64** Properties **¥369.4** bn

Avg. NOI Yield **4.4%** Avg. NOI Yield After Depreciation **3.6%**  
Occupancy Rate **98.9%\*1** Unrealized Gains/Losses **¥72.1** bn\*2

Tokyo Commercial Properties **40** Properties **¥281.7** bn (76.3%)

Next-Generation Assets Plus **24** Properties **¥87.7** bn (23.7%)



\*1 It is calculated based on the occupancy rate as of the end of 18th FP (Feb. 28, 2023) (as of the acquisition point in the case of properties acquired during 19th FP (ending Aug. 31, 2023)) for assets held by HULIC Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

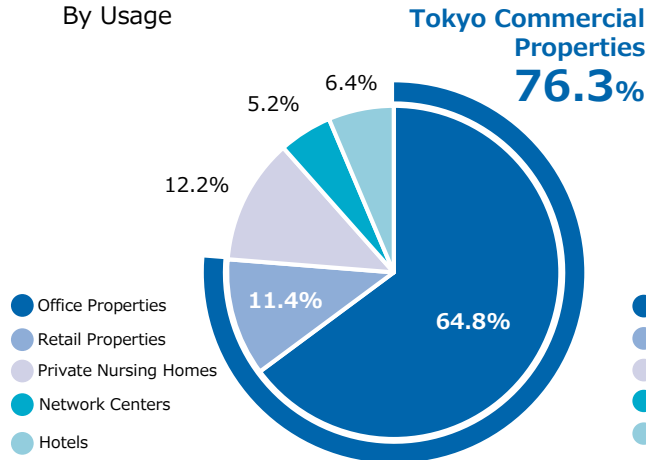
\*2 Unrealized losses/gains on assets held by HULIC Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)) are calculated as the difference between the appraisal value and the book value as of the end of 18th FP (Feb. 28, 2023) (the difference between the appraisal value and the acquisition price for properties acquired during 19th FP (ending Aug. 31, 2023)).

\*3 For Orchid Square, the first sale was for 50.0% of quasi co-ownership of trust beneficiary interests on Oct. 16, 2020, and the second sale was for 50.0% of the quasi-co-ownership interests on Mar. 1, 2021, and are included in the number of properties sold in 14th FP (ended Feb. 28, 2021) and 15th FP (ended Aug. 31, 2021). For HULIC Shinjuku 3 Chome Building, the first sale was for 50.0% of quasi co-ownership of trust beneficiary interests on Nov. 1, 2021, and the second sale was for 50.0% of the quasi-co-ownership interests on Mar. 1, 2022, and are included in the number of properties sold in 16th FP (ended Feb. 28, 2022) and 17th FP (ending Aug. 31, 2022).

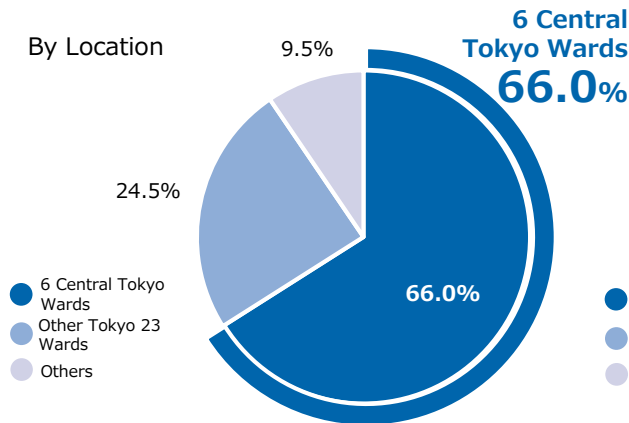
## Portfolio as of 18th FP (Ended Feb. 28, 2023) Earnings Announcement<sup>\*1</sup>

### Portfolio Overall

By Usage

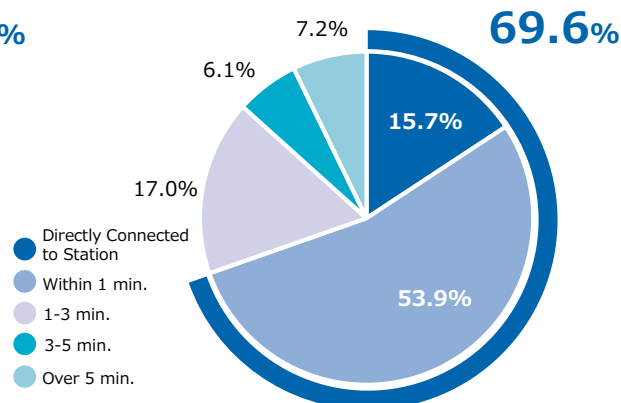


By Location

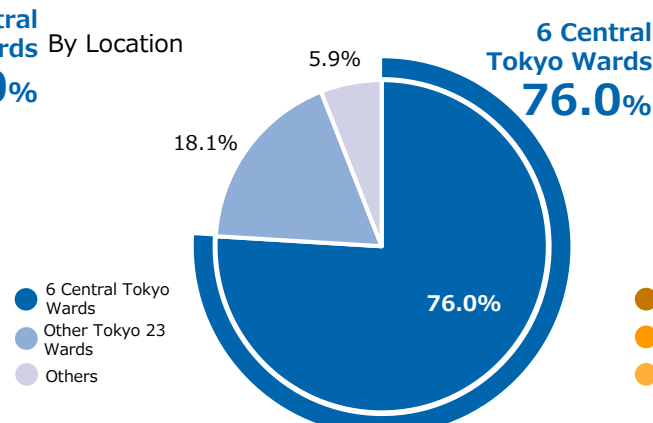


### Tokyo Commercial Properties

By Walking Distance From the Nearest Station



By Location

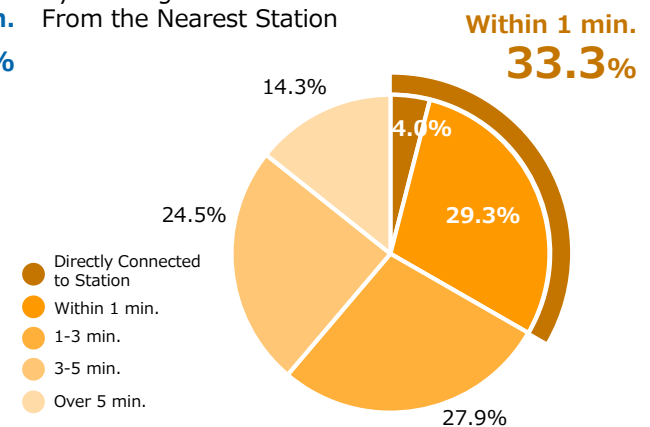


The Investment Ratio in the Tokyo Metropolitan Area in Office Properties

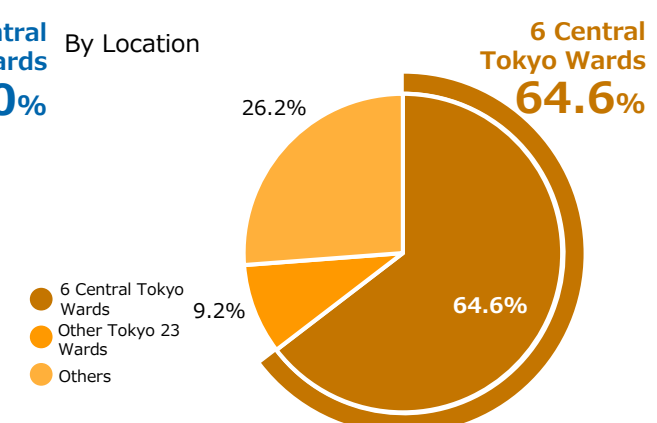
97.2%

### (Reference) J-REIT Overall (Office-use Only)<sup>\*2</sup>

By Walking Distance From the Nearest Station



By Location



<sup>\*1</sup> The percentages in each graph are based on the acquisition price of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

<sup>\*2</sup> Proportions shown in the respective graphs have been calculated based on acquisition prices of office-use assets held by the respective J-REITs as of Feb. 28, 2023 (prepared by the asset management company based on information from information vendors).

## Risk Management Through Ongoing Asset Replacements Since 13th FP (Ended Feb. 28, 2020)

### Asset Replacements with a Focus on Stability During the COVID-19 Pandemic

### Pursue Asset Replacement Aimed at Reducing Risks (Costs, Leasing, Etc.) of Operations

13th FP

14th FP

15th FP

16th FP

17th FP

18th FP

19th FP

20th FP

Bank Branch



Hulic Ryogoku Building

Bank Branch



Hulic Asakusabashi Edo-dori

Acquisition of 4 Properties, ¥23,672 mn

Bank Branch



Hulic Nakano Building

Bank Branch



Hulic Hachioji Building

Acquisition of 2 Properties, ¥8,100 mn

Bank Branch



Hulic Ueno Building

Private Nursing Homes



Hulic Chofu

Acquisition of 2 Properties, ¥7,440 mn

Bank Branch



Hulic Kojimachi Building

Private Nursing Homes



Aristage Kyodo

Acquisition of 4 Properties, ¥33,460 mn

Private Nursing Homes



Granda Gakugeidaigaku

Acquisition of 1 Property, ¥2,200 mn

Bank Branch



Hulic Gotanda Building

Acquisition of 1 Property, ¥6,162 mn

Bank Branch



Hulic Oji Building

Private Nursing Homes



Charm Premier Den-en-Chofu

Acquisition of 3 Properties, ¥10,250 mn

Minor Ownership



Gate City Ohsaki

Transfer of 1 Property, ¥4,800 mn

Gain on Sales ¥353 mn

Urban Retail



Hulic Omori Building

Transfer of 3 Properties, ¥10,100 mn

Gain on Sales ¥1,002 mn

Minor Ownership

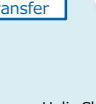


Shinagawa Season Terrace

Transfer of 2 Properties, ¥8,225 mn

Gain on Sales ¥570 mn

2 Split Transfer

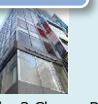


Hulic Shinjuku 3 Chome Building

Transfer of 1 Property, ¥4,100 mn

Gain on Sales ¥698 mn

Urban Retail



Yokohama Yamashitacho Building

Transfer of 1 Property, ¥4,100 mn

Gain on Sales ¥699 mn

Urban Retail

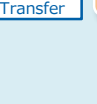


Yokohama Yamashitacho Building

Transfer of 1 Property, ¥4,830 mn

Gain on Sales ¥306 mn

2 Split Transfer



Hulic Ginza 7 Chome Building

Transfer of 1 Property, ¥10,935 mn

Gain on Sales ¥410 mn

Tenant Concentration



Hulic Ginza 7 Chome Building

Transfer of 1 Property, ¥10,935 mn

Gain on Sales ¥414 mn

Property Acquisition

Property Transfer\*1

Effects of Asset Replacements

### Improving Stability

Investment Ratio

End of 12th FP

As of 18th FP Earnings Announcement

Bank Branch Properties

0.0%



16.0%

Private Nursing Homes

7.7%



12.2%

### Tenant Diversification

Percentage of Top 10 Tenants in Offices (Rental Basis)\*2

End of 12th FP

33.2%



25.8%

As of 18th FP Earnings Announcement

### Stabilization of DPU Utilizing Gains on Sales and Internal Reserves

Total of Gain on Sales\*1

Total (From 13th FP to 20th FP)

¥4,455 mn

Total of Internal Reserves\*3

End of 20th FP (Assumption)

¥175 mn

We will continue to maintain and improve DPU while ensuring the stability of our portfolio and incorporating growth potential through external growth, including asset replacements.

\*1 The "transfer price for each FP" is the total transfer price for all properties transferred during each FP and the "gain on sales in each FP," which deducts the (estimated) book-value price from the transfer price for the transferred properties during each FP at the time of transfer, is for reference and differs from the actual gain on the sale of the property or other. The figure is rounded down to the nearest million yen.

\*2 This ratio indicates the monthly rent (incl. common service fees) paid by the top 10 tenants (based on rental agreement unit) as a percentage of total monthly rent (incl. common service fees) for office properties (excl. land) at each period of time.

\*3 Internal reserves assumed at the end of 20th FP (Feb. 28, 2024) is stated. The actual amount of internal reserves is subject to change.

### Hulic Oji Building (90%)

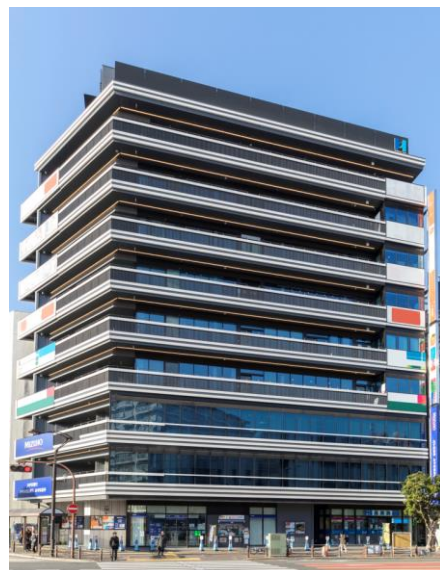
Co-ownership structure with the sponsor of an office building, developed by the sponsor as part of its reconstruction project, in which the Mizuho Bank Oji Branch is located

Office

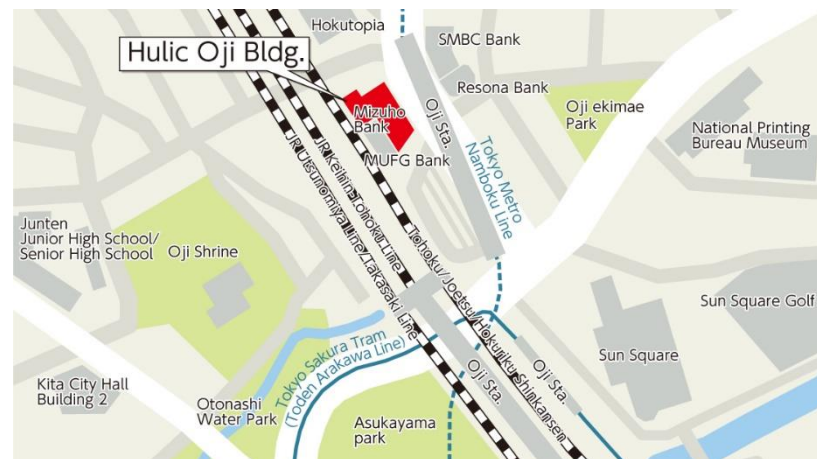
1-min. Walk From the Nearest Station

Sponsor-developed

Environment-friendly



Acquisition Price	¥5,300 million
Appraisal Value	¥5,480 million
NOI Yield *1	4.1 %
Location	Kita-ku, Tokyo
Nearest Station	1-min Walk From JR Keihin Tohoku Line and Tokyo Metro Namboku Line
Occupancy Rate	100.0%



#### Location

1-min Walk From the Nearest Station and Located on a Street with Open access in all four directions and faces the rotary in front of the station

- This area has been developed primarily for the paper industry, but also attracts stable demand from those looking for residents due to its convenience for daily life, incl. parks such as the "Asukayama Park," and excellent access to the city center. This is backed by a mixed residential and commercial area made up of residential neighborhoods such as "Takinogawa" and "Nishigahara."
- The property is located on a street with open access in all four directions and faces the rotary in front of the station, giving it excellent visibility.

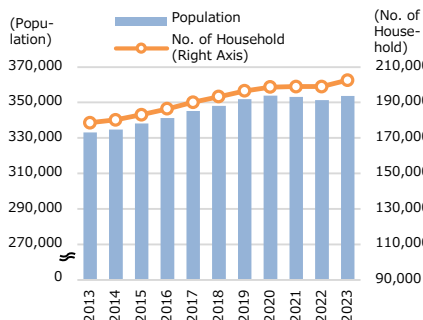
#### Property

Office building with a volume zone scale in the area

- Mizuho Bank's offices occupy part of the 1st through 3rd floors. Part of the 2nd floor is used for Mizuho Securities' sales operations and part of the 3rd floor is used as a branch for Mizuho Trust Bank. Part of the 1st floor and 4th to 9th floors are used by a pharmacy, clinic, fitness club (Tipness) and others.
- The Mizuho Bank Oji branch located here was opened in 1938 by Yasuda Bank, one of the predecessors of Fuji Bank, and has had over 80 years of history as a branch since then.
- The Tipness Oji branch operates 24 hours a day, and is a large facility without a pool and consisting of a gym, studio and bathing area. There are many small fitness facilities in the area, so the size of this fitness club sets it apart.

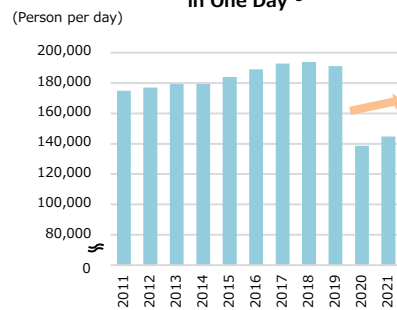
### About "Oji" Area

Trends in the Population and Number of Household in Kita-ku\*2



Source : Kita-ku's web site

Trends in Avg. Number of Passengers Getting on and off at "Oji" Station in One Day\*3



Source : Websites of railway operators

\*1 The NOI yield is the NOI through the direct capitalization method indicated in the appraisal report at the time of acquisition after dividing by the acquisition price, rounded to two decimal places.

\*2 Figures as of Jan. 1 for each year are stated for the population and number of household.

\*3 The number of passengers getting on and off at the Tokyo Metro "Oji" Station (data from the Tokyo Metro Co., Ltd.) is added to twice the number of passengers getting on at JR "Oji" Station (data from the East Japan Railway Company).



### Charm Premier Den-en-Chofu

Private Nursing  
Homes

Sponsor-  
developed

Environment-  
friendly

Acquisition from the sponsor of an environment-friendly, high-end private nursing home that is located on a corner of Den-en-Chofu, an upland residential area with a rich history



Property developed by the sponsor for which a long-term agreement with a operator has been Signed

- Private nursing homes for the elderly developed by the sponsor in 2018 and rented out in bloc by Charm Care Corporation, the operator.
- A thirty-year rental agreement was finalized, ensuring long-term stable revenue.

Operator	Charm Care Corporation	Monthly Use Fee		
Lease Term	30 Years		(Lump-sum Payment) Approx.	(Monthly Payment) Approx.
Occupancy Lump-sum Fee	¥12.6 million to ¥48.0 million		¥236 thousand to ¥1,010 thousand	¥656 thousand to ¥1,410 thousand

#### About Charm Care Corporation<sup>\*2</sup>

- Charm Care Corporation is listed on the TSE's Prime Market and has built a dominant position in urban areas in the Tokyo metropolitan region and the Kinki region (primarily within walking distance of train stations). The company runs 84 nursing care homes and 5,673 rooms (as of the end of the fiscal year ending in Jun. 2023; tentative).
- The company opens nursing care homes that are adapted to their sites, including high-price and luxury nursing homes such as Charm Premier and Charm Premier Grand, with a well-balanced strategy, and expands its operating areas.

Acquisition Price	¥2,550 million	Location	Setagaya-ku, Tokyo
Appraisal Value	¥2,700 million	Nearest Station	Five-minute walk from Den-en-chofu Station, Tokyu Toyoko Line and Other Lines
NOI Yield <sup>*1</sup>	4.0%	Occupancy Rate	100.0%

#### Location Area with a calm living environment in which parks with abundant greenery and embassies are located

- This property is located in part of the Den-en-Chofu area, an upland area with a rich history, which is laid out in the shape of a fan, and the roads radiating out from this point are lined with ginkgo trees, making for a calm living environment.
- This well-developed residential neighborhood is also convenient for daily living, with many community amenities located by Den-en-Chofu Station's east exit.

#### Property Eco-friendly property with an elegant style that blends in with the surrounding environment

- The exterior is lined with tasteful dark grey tiles, and the balconies boast a simple yet stylish design created with grey glass. The existing cherry and cedar trees remain, and the building melds well with the area's lush greenery. The common areas are well-appointed, and the cafeteria has an open kitchen that allows for teppan-yaki and tuna processing performances, bringing services to residents that are not available at typical nursing homes.
- Environment-friendly measures are taken, such as the use of LED lights in all common areas and private areas, the installation of highly efficient water heaters, and the use of solar power generators to supply power for lighting in shared areas.

<sup>\*1</sup> The NOI yield is the NOI through the direct capitalization method indicated in the appraisal report at the time of acquisition after dividing by the acquisition price, rounded to two decimal places.

<sup>\*2</sup> This information is based on the "Financial Briefing Materials for Q2 Fiscal 2023" that Charm Care Corporation released on Feb. 3, 2023.

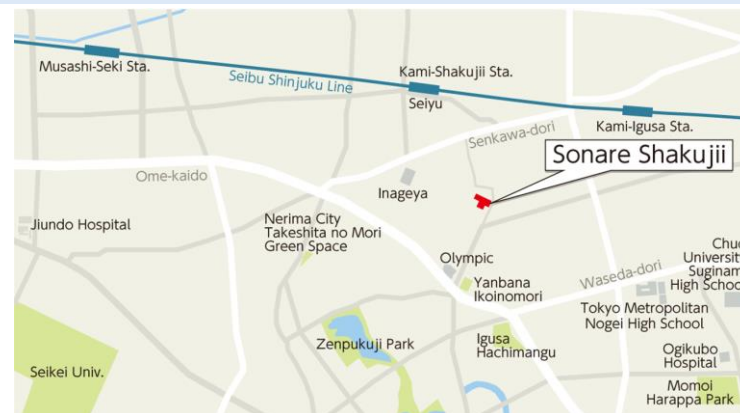
## Sonare Shakujii

Private Nursing  
Homes

Sponsor-  
developed

Environment-  
friendly

Acquisition from the sponsor of an environment-friendly, high-end private nursing home located on a corner of a quiet residential neighborhood with a serene atmosphere



Property developed by the sponsor for which a long-term agreement with an operator has been signed

- Private nursing homes for the elderly developed by the sponsor in 2018 and rented out in bloc by Lifecare Design Inc., the operator.
- A thirty-year rental agreement was finalized, ensuring long-term stable revenue.

Operator	Lifecare Design Inc.	Monthly Use Fee		
Lease Term	30 Years		(Lump-sum Payment) Approx.	(Monthly Payment) Approx.
Occupancy Lump-sum Fee	Approx. ¥12.56 million to ¥54.83 million		¥253 thousand to ¥367 thousand	¥573 thousand to ¥1,047 thousand

### About Lifecare Design Inc.\*2

- This nursing care business runs private nursing homes and is a wholly-owned subsidiary of Sony Lifecare Inc., a holding company that oversees Sony Financial Group's nursing care business.
- The company runs 11 homes, primarily Sonare brand homes such as Sonare Soshigaya Okura, Sonare Hamadayama, and Sonare Meguro Fudomae (as of Mar. 1, 2023).
- Sony Lifecare Inc. is the joint guarantor on the rental agreement.

Acquisition Price	¥2,400 million	Location	Nerima-ku, Tokyo
Appraisal Value	¥2,560 million	Nearest Station	Nine-minute walk from Kamishakujii Station, Seibu Shinjuku Line
NOI Yield *1	4.1%	Occupancy Rate	100.0%

### Location Very safe area with a living environment in which Musashino's abundant nature is a key part

- This property is home to Zenpukuji Park, which is centered on Zenpukuji Pond, one of the three major ponds in the Musashino area, located in part of a quiet, safe residential neighborhood. This creates an environment fostering enjoyment in Musashino's rich natural.
- Kami-Shakujii Shopping Area which has the most member stores in Nerima-ku, is located in the area around Kami-Shakujii Station, boasting many amenities, providing both convenience and an ideal living environment.

### Property Environment-friendly property with shared facilities that can be used efficiently and an open grand dining room and garden terrace

- By leaving open space around the building and planting abundant greenery, the building melds well with the surrounding area, which is a residential neighborhood, and creates an open and prosperous living environment. Residential rooms are located on the above-ground floors, and shared spaces such as the bathing area, beauty salon, and rehabilitation room are consolidated in the basement. This floor plan ensures efficient use of the property. The grand dining room on the first floor, a recreational space for the residents, has an open feel to it and can be used with a connection to the garden terrace.
- Environment-friendly measures are taken, such as the use of LED lights in all common areas and private areas, the installation of highly efficient water heaters, and the use of solar power generators to supply power for lighting in shared areas.

\*1 The NOI yield is the NOI through the direct capitalization method indicated in the appraisal report at the time of acquisition after dividing by the acquisition price, rounded to two decimal places.

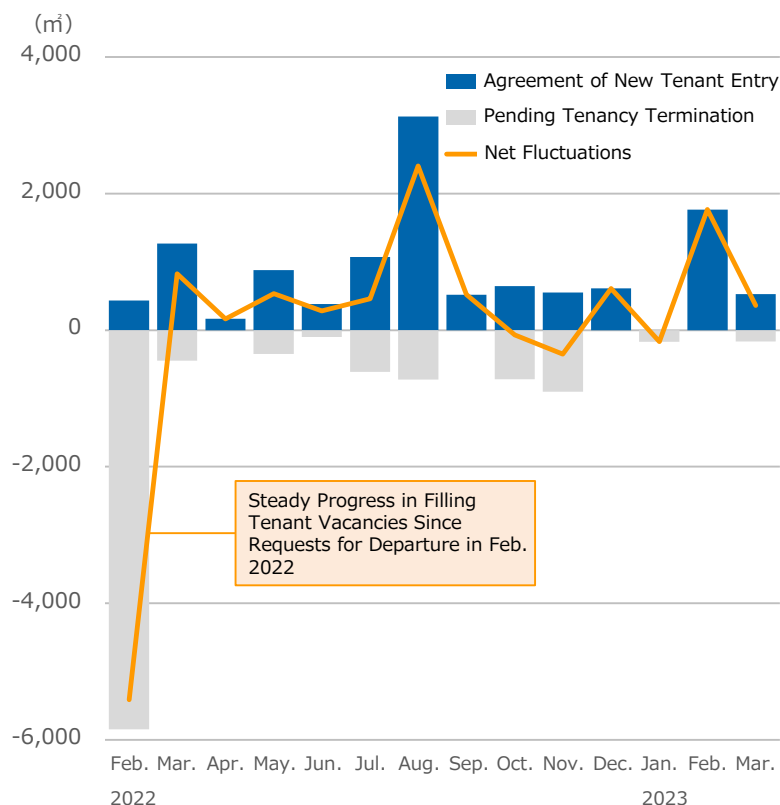
\*2 This information is based on the "Company Overview" provided on Lifecare Design Inc.'s website.

### Office Properties\*<sup>1</sup>

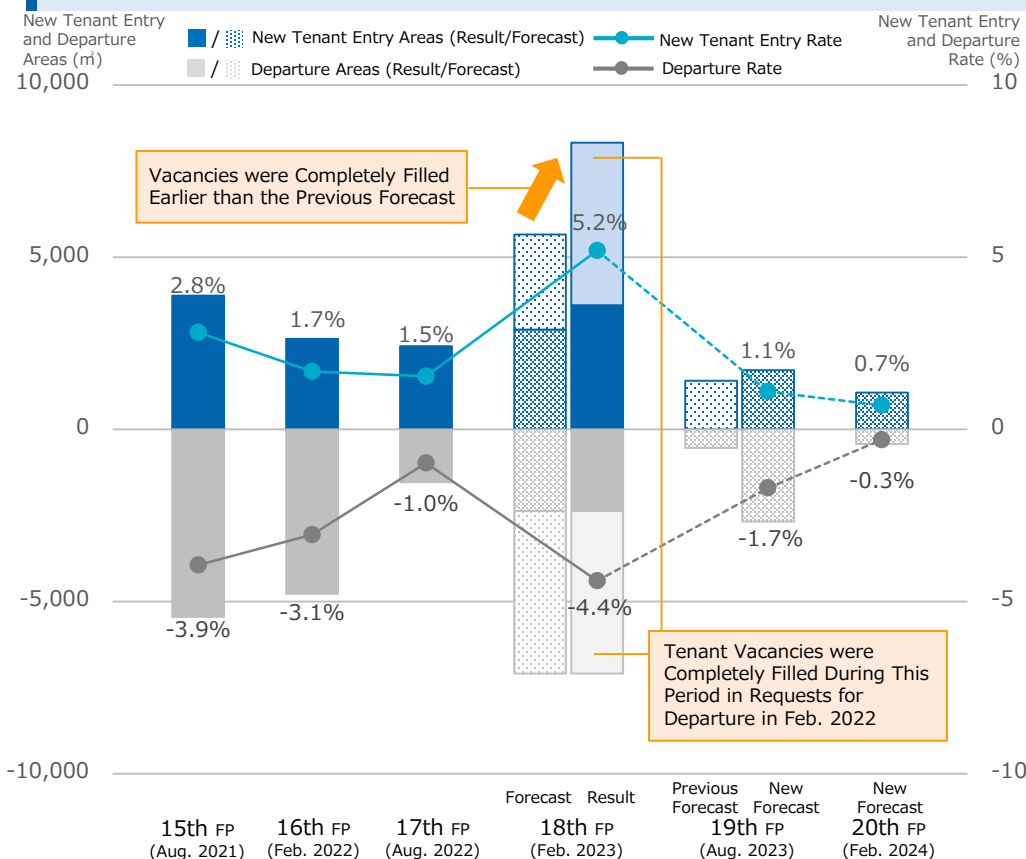
Total No. of Properties	Total Acquisition Price	Share	Occupancy Rate (As of Earnings Announcement)	Average NOI Yield
31 properties	¥ 239,577 million	64.8%	97.6%	4.2%

- The several requests for departure made together in Feb. 2022 (requests for departure in Feb. 2022) took effect in 18th FP (ended Feb. 28, 2023), but replacement tenants were found sooner than previously forecasted, and tenant vacancies were completely filled during this period in all areas.

### New Tenant Entry and Departure (Based on Leased Area)\*<sup>2</sup>



### Forecasts and Results on New Tenant Entry and Departure\*<sup>3</sup>

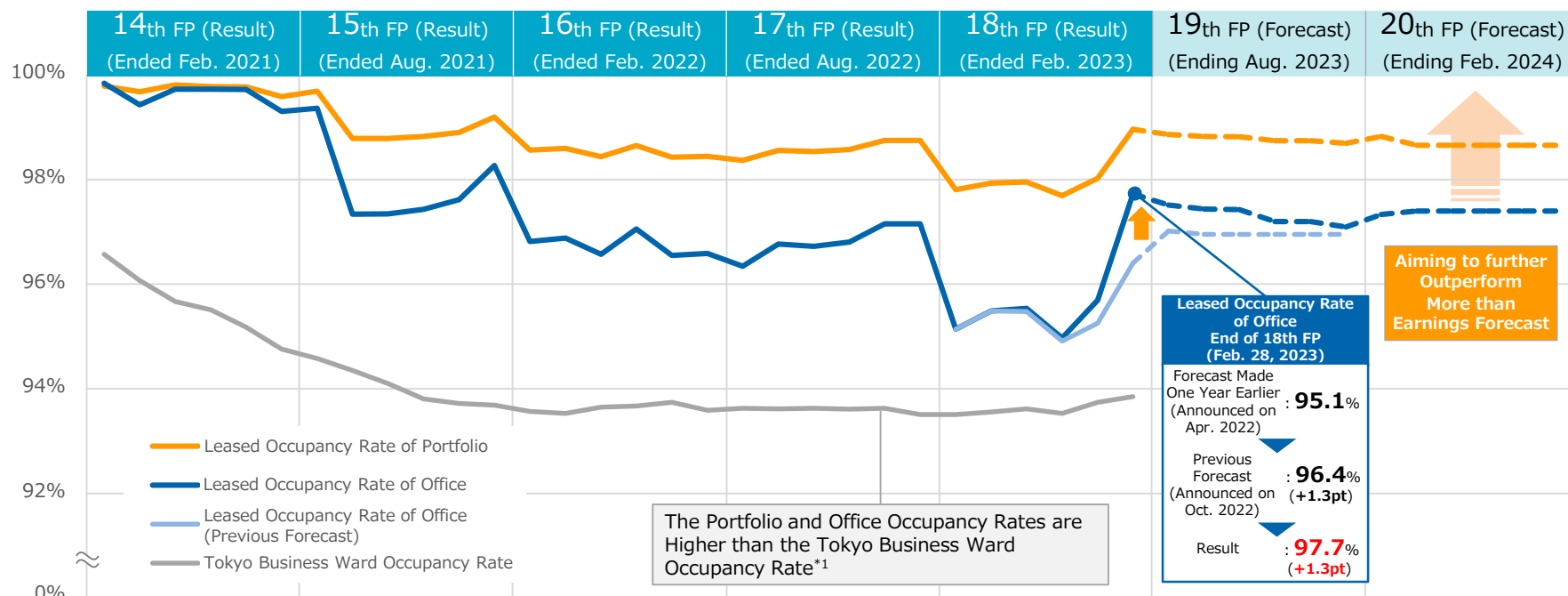


\*<sup>1</sup> It is based on assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. properties (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*<sup>2</sup> Figures for offer of departure are negative values.

\*<sup>3</sup> Figures for departure area and tenant departure rate are negative values.

### Trend of Occupancy Rate



#### Average Occupancy Rate During the Period of Office\*<sup>2</sup> and Average Free Rent Period\*<sup>3</sup>

Leased Occupancy Rate	99.6 %	97.8 %	96.7 %	96.8 %	95.8 %	97.3 %	97.4 %
Rental Occupancy Rate	99.4 %	97.2 %	94.9 %	95.8 %	94.1 %	95.6 %	96.7 %
Free Rent Period	0.9 months	4.9 months	2.0 months	3.8 months	3.2 months	—	—

#### Average Occupancy Rate During the Period of Portfolio\*<sup>2</sup>

Leased Occupancy Rate	99.7 %	99.0 %	98.5 %	98.6 %	98.1 %	98.8 %	98.7 %
Rental Occupancy Rate	99.6 %	98.7 %	97.7 %	97.6 %	97.1 %	98.0 %	98.4 %

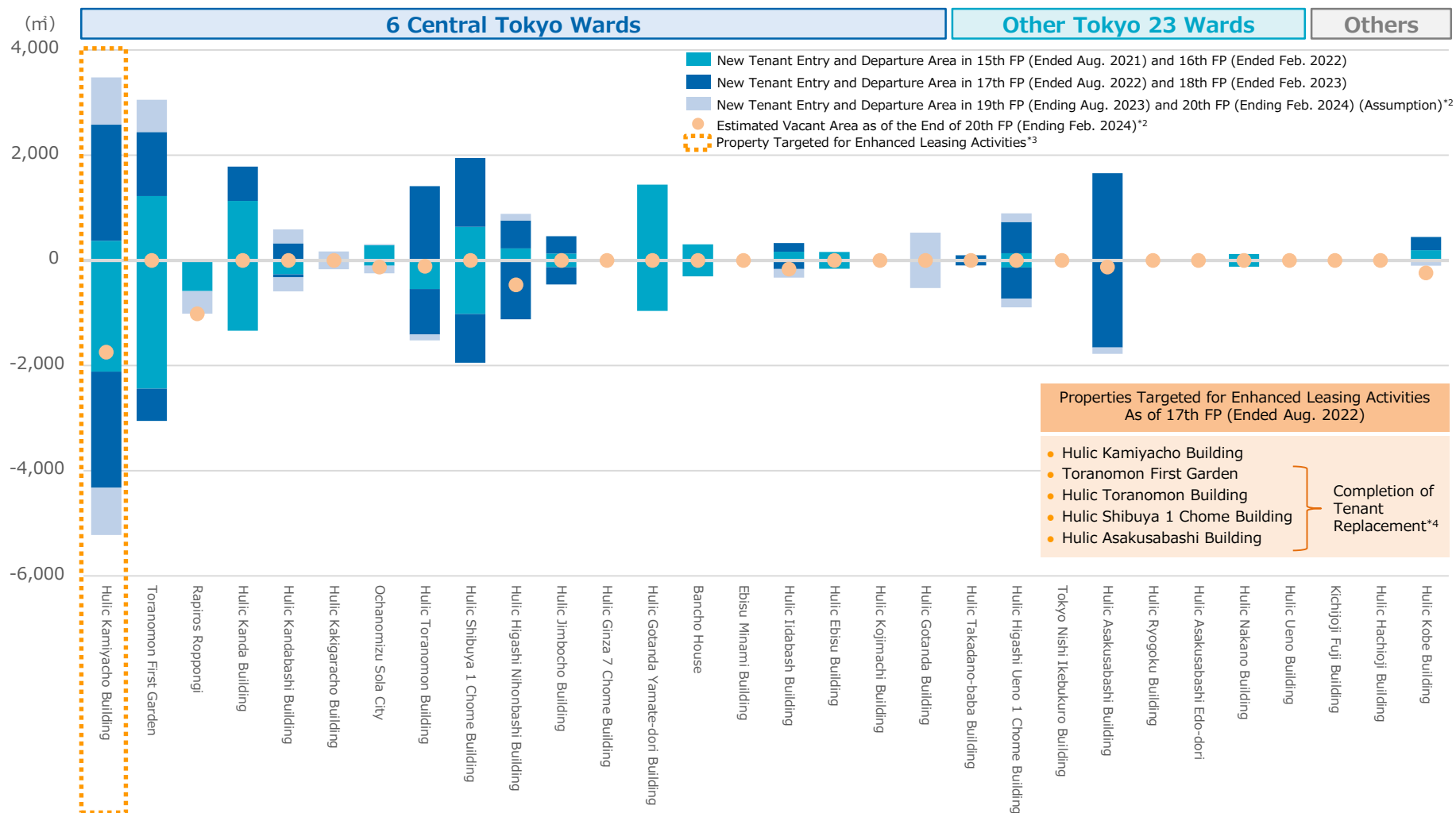
\*1 The data is prepared by the asset management company based on the average vacancy rate in the Tokyo business wards (the Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards) released by Miki Shoji Co., Ltd.

\*2 Average occupancy rate during the period is the average occupancy rate during the period on a monthly basis rounded to the first decimal place.

\*3 Average free rent period is the free rent period whose lease agreement began in each respective period weigh-averaged based on the leased area (equity) (rounded to the first decimal place).

### Data on New Entry and Departure Area by Property\*1

- Progress was made in quickly filling vacancies in properties targeted for enhanced leasing activities in 17th FP (ended Aug. 2022); going forward, we will focus on one property targeted for enhanced leasing activities.



\*1 The figure noted here is based on the leased area (equity) for tenants who entered or departed in the applicable period. The departure area and the estimated vacant area as of the end of 20th FP (Feb. 29, 2024) are shown as negative numbers.

\*2 The figures for the new tenant entry and departure areas (assumption) and estimated vacant areas are the forecasts in the earnings forecasts announced on Apr. 13, 2023, and could change depending on operation conditions in the future and other factors.

\*3 Properties targeted for enhanced leasing activities are those properties whose vacant areas as of the end of 18th FP (Feb. 28, 2023) or assumed departure areas from 19th FP (ending Aug. 31, 2023) exceed 200 tsbu have been designated as properties that the asset management company should particularly focus on.

\*4 "Completion of tenant replacement" refers to the completion of lease agreements with new tenants or the receipt of applications for the vacant spaces reported in the financial briefing materials for 17th FP (ended Aug. 2022).



### Situation of Properties Targeted for Enhanced Leasing Activities

(Incl. Properties Targeted for Enhanced Leasing Activities As of 17th FP (Ended Aug. 2022))

#### Hulic Kamiyacho Building

1-min. Walk From  
Kamiyacho Station

Total Leasable Area 32,487.06 m<sup>2</sup>

% of the Total Portfolio  
(Based on Total Leasable Area) 9.4 %

- Leases were cancelled in several districts, and the occupancy rate had dropped to 87.9% by the end of Sep. 2022, but by carrying out flexible and agile leasing activities and filling vacancies in spaces exceeding 600 tsubo, the occupancy rate recovered to 94.6% (as of Feb. 28, 2023).
- Although there were additional cancellations for May. 2023 move-outs (about 270 tsubo), we addressed the needs of tenants taking residence in 18th FP (ended Feb. 28, 2023) for larger floor space, and signed contracts to fill these spaces with no downtime.

End of Jul. 2021

100.0%

End of Sep. 2022

87.9%

End of Feb. 2023

94.6%



#### Toranomon First Garden

Completion of  
Tenant  
Replacement

1-min. Walk From  
Toranomon Station

Total Leasable Area 5,689.97 m<sup>2</sup>

% of the Total Portfolio  
(Based on Total Leasable Area) 1.6 %

- Although the occupancy rate fell to 57.1% due to the cancellation of a tenant using several floors, there has been progress in tenant diversification due to the replacement with several tenants.
- There were additional cancellations in Feb. 2023, but we quickly received applications from several possible tenants interested in filling these vacancies due to the property's location, high building grade, excellent view and other features. We are currently in the process of completing contracts.

End of Apr. 2021

57.1%

End of Feb. 2023

89.3%

End of Oct. 2023<sup>\*2</sup>  
(Assumption)

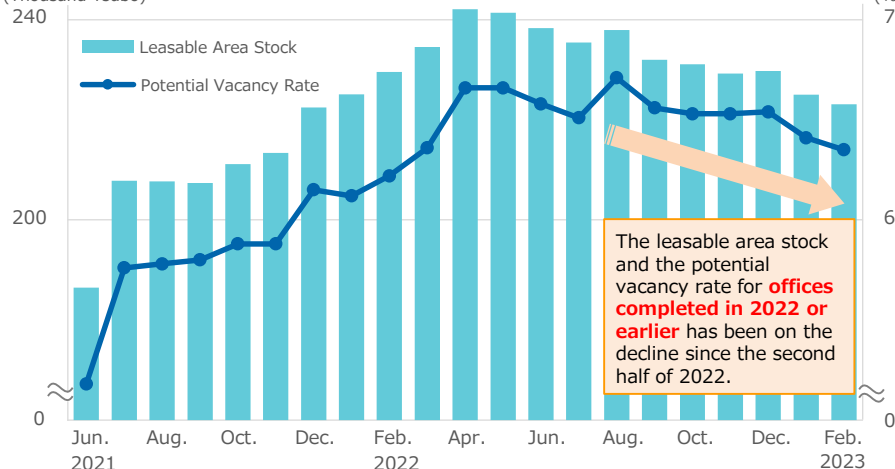
100.0%



### Trends in the Leasable Area Stock and the Potential Vacancy Rate of Properties Completed in 2022 or Earlier in Minato Ward, Tokyo<sup>\*2</sup>

Leasable Area Stock  
(Thousand Tsubo)

Potential Vacancy Rate  
(%)



#### Hulic Toranomon Building

Completion of  
Tenant  
Replacement

1-min. Walk From  
Toranomon Station

Total Leasable Area 8,574.65 m<sup>2</sup>

% of the Total Portfolio  
(Based on Total Leasable Area) 2.5 %

- This medium-sized building has impressive specifications, such as a seismic resistant structure and energy-saving infrastructure.
- Although there was cancellation in the retail space in Sep. 2021, they were completely filled in Apr. 2022.
- Although there was a cancellation for an office space in Sep. 2022, we attracted the needs of companies in neighboring offices that were looking for improved sites, and filled this space in Feb. 2023.

End of Apr. 2022

100.0%

End of Sep. 2022

89.9%

End of Feb. 2023

100.0%

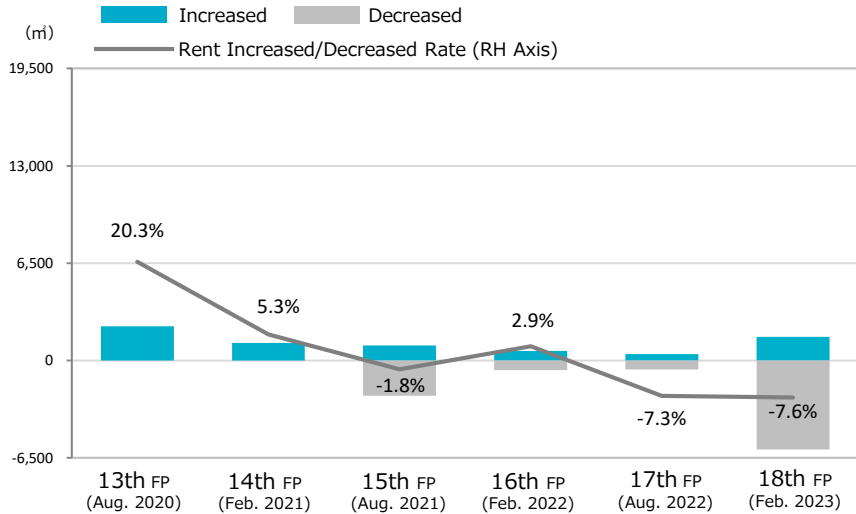


<sup>\*1</sup> The occupancy rate forecasts for the future are based on the earnings forecasts released on Apr. 13, 2023, and may change depending on operations in the future, as well as other factors.

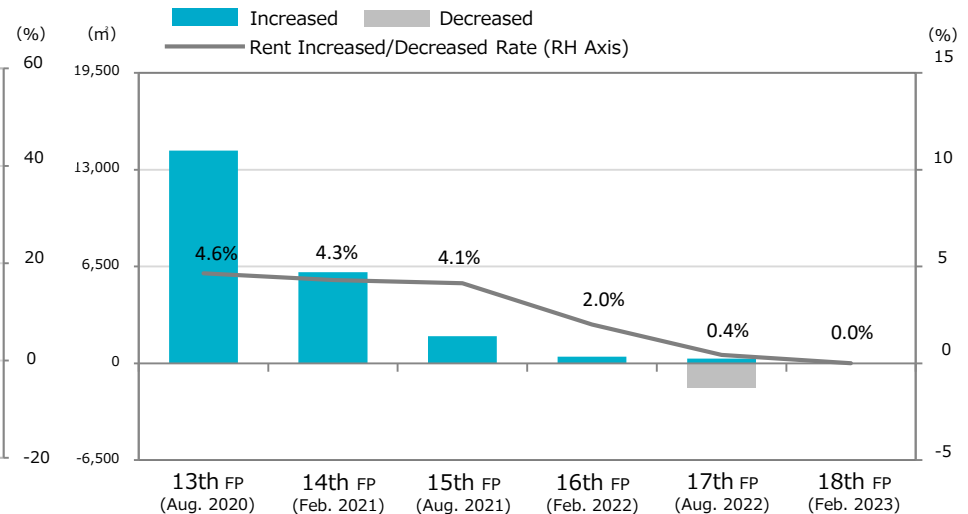
<sup>\*2</sup> This information has been prepared by the asset management company based on data from estie pro (provided by estie, inc.) on the leasable area stock and the potential vacancy rate of properties completed in 2022 or earlier with standard floor areas of 50 tsubo or more (targeted: 1,509 properties) and located in Minato-ku Tokyo.

<sup>\*3</sup> This refers to the area of leasable space (including spaces for which vacancies have been confirmed, but there is no possibility of immediate occupancy) as a percentage of total leasable area for the target properties at each stage.

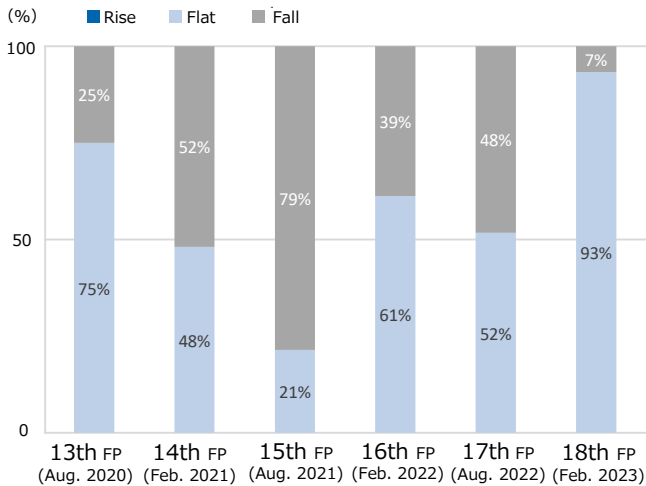
### Results of Tenant Replacements (Office Space)<sup>\*1</sup>



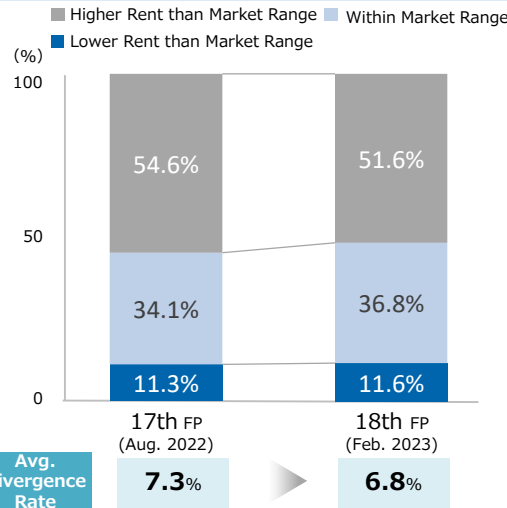
### Results of Rent Revisions (Office Spaces)



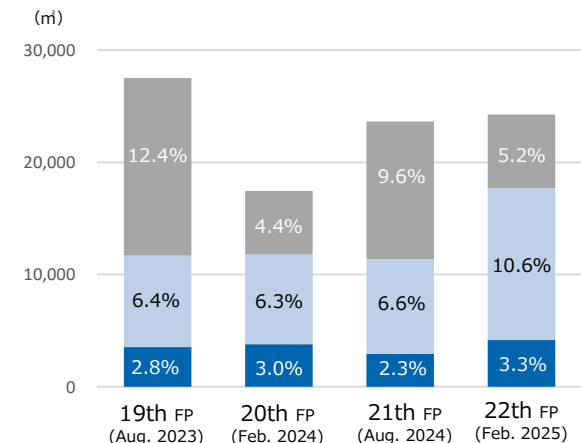
### Trends in Market Rent (Based on No. of Properties)<sup>\*2</sup>



### Discrepancy with Market Rent (Based on Area Leased)<sup>\*3</sup>



### Lease Agreement Revisions Schedule<sup>\*4</sup>



<sup>\*1</sup> This pertains to tenant replacement for office spaces in the case of both entering and departing tenants.

<sup>\*2</sup> The comparison to the previous FP (rate of rise, flat and fall) for assumed new rents assessed by CBRE Inc. for HULIC Reit's office properties (excl. land, retail spaces, and residential spaces, etc.; the same shall apply hereinafter) is stated based on the number of properties.

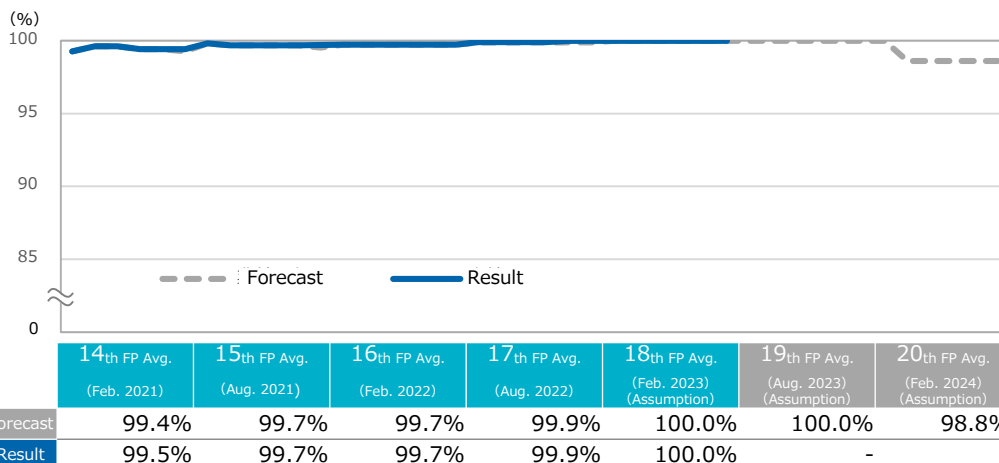
<sup>\*3</sup> The rent level for incoming tenants and comparison with market range for office properties held by HULIC Reit at each point are stated based on the area leased. In principle, "market range" refers to rent levels around midway between maximum and minimum assumed new rents assessed by CBRE Inc.

<sup>\*4</sup> The respective percentages shown are expressed as percentages relative to total leasable area of office properties held by HULIC Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)) and lease agreements with a renewal date from 23th FP (ending Aug. 31, 2025) have been omitted.

### Retail Properties\*1

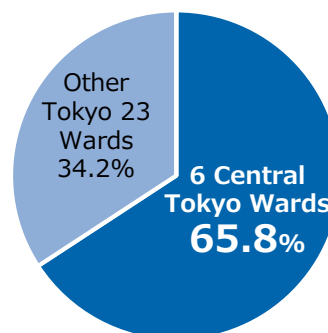
Total No. of Properties	Total Acquisition Price	Share	Occupancy Rate (As of Earnings Announcement)	Average NOI Yield
9 properties	¥ 42,158 million	11.4%	100.0%	4.8%

### Trend of Occupancy Rate \*1

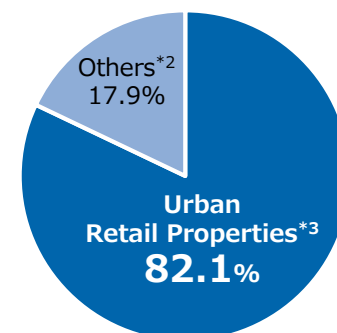


### Overview of Portfolio (Retail)

#### <By Location\*2>

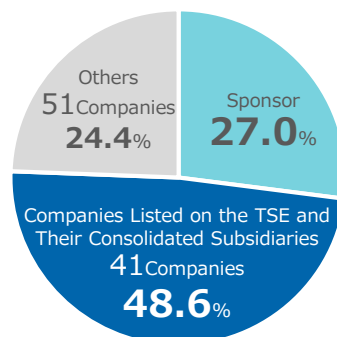
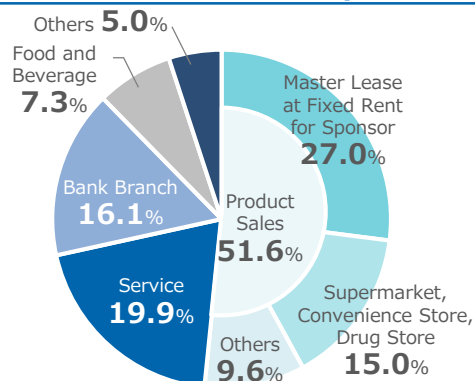


#### <By Property Type\*2>

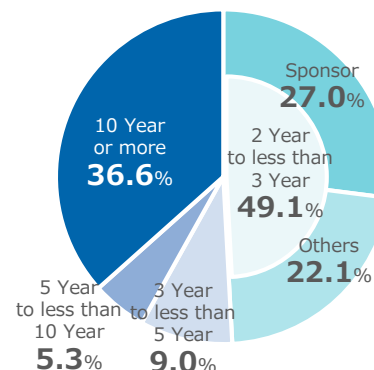


### Status of Diversification of Retail Properties (Incl. Retail Spaces of Office Properties)

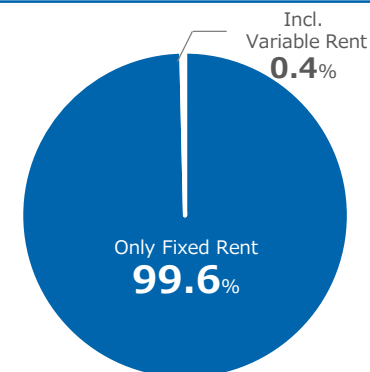
#### Breakdown of Tenant (Based on Rent in Lease Agreement)



#### Lease Term (Based on Rent in Lease Agreement)



#### Rent type (Based on Leased Area) \*4



\*1 The average occupancy rate for each FP is the average occupancy rate for the period on a monthly basis, rounded off to the first decimal place.

\*2 The percentages in each graph are based on the acquisition price of assets held by HULIC Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement.

\*3 "Urban Retail Properties" refers to commercial properties located in very busy urban areas with broad market areas, and "Others" refers to commercial properties other than urban retail properties.

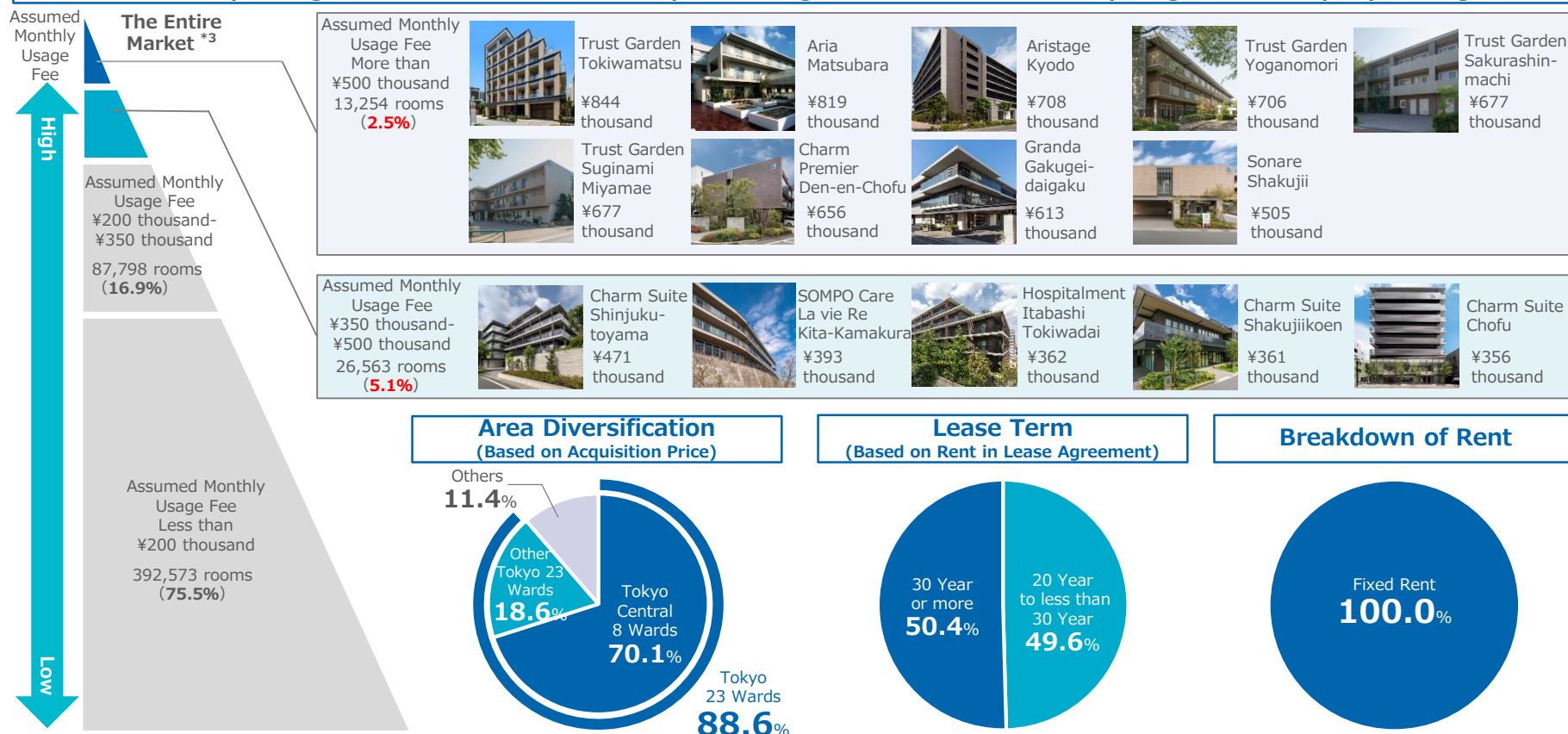
\*4 In the case of retail properties (incl. retail spaces in office properties), the percentages of agreements with only fixed rent and agreements incl. variable rent are calculated based on area leased after converting to equity.

### Private Nursing Homes

Private Nursing Homes <sup>*1</sup>	Total No. of Properties	Total Acquisition Price	Share	Occupancy Rate (As of Earnings Announcement)	Average NOI Yield	Average Lease Term	Share of Fixed Rent
	13 properties	¥ 45,067 million	12.2%	100.0%	4.9%	25.9 Year (Average Based on Leased Area)	100.0%

- Continue stable operations of all properties together with operators. And as of occupancy rate, stable trend continue.
- In principle, the tenant is responsible for utility fees and maintenance and management fees.

### Distribution by Pricing for Facilities for Those who Require Nursing Care and Assumed Monthly Usage Fee for Property Holdings<sup>\*2</sup>



<sup>\*1</sup> It is based on assets held by HULIC Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement.

<sup>\*2</sup> The initial lump-sum payment listed in the important information released by the respective operators is divided by 60 months (the period of time tenants are expected to be in residence) and the monthly usage fees for the general plan are added to this figure, arriving at a simplified estimate of the amount that the resident will bear. The figures have been rounded down to the nearest thousand yen.

<sup>\*3</sup> Prepared by the asset management company based on KPMG Healthcare Japan Co., Ltd. "Market Size by Price (Fee-based Homes for the Elderly Requiring Nursing Care/who are Independent)."

### Network Centers


Network Centers	Total No. of Properties	Total Acquisition Price	Share	Occupancy Rate (As of Earnings Announcement)	Average NOI Yield	Average Lease Term	Share of Fixed Rent
	8 properties	¥ 19,145 million	5.2%	100.0%	5.5%	11.9 Year (Average Based on Leased Area)	100.0%

- The operator is SoftBank Corporation and there is no particular change in operation conditions.

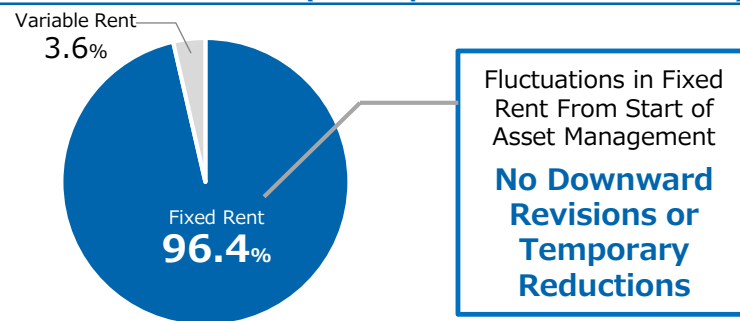
### Hotels

Hotels	Total No. of Properties	Total Acquisition Price	Share	Occupancy Rate (As of Earnings Announcement)	Average NOI Yield	Average Lease Term	Share of Fixed Rent
	3 properties	¥ 23,492 million	6.4%	100.0%	3.8%	All Properties Over 30 Year	96.4% (Assumption Before COVID-19)

- During COVID-19 Pandemic, fixed rent was received in line with agreement.
- Currently, a marked recovery from the pandemic is underway, and both the occupancy rate and ADR are favorable.

Photo-graphs	 	 	 
Property Name	Sotetsu Fresa Inn Ginza 7 Chome	Sotetsu Fresa Inn Tokyo-Roppongi	Hulic Tsukiji 3 Chome Building
Nearest Station	5-min.Walk From Ginza Station on Tokyo Metro Ginza Line, etc.	1-min.Walk From Roppongi Station on Tokyo Metro Hibiya Line, etc.	1-min.Walk From Tsukiji Station on Tokyo Metro Hibiya Line
Number of Rooms	286 rooms	201 rooms	136 rooms
Operator	Sotetsu Hotel Management CO., LTD.		HATO BUS CO.,LTD.

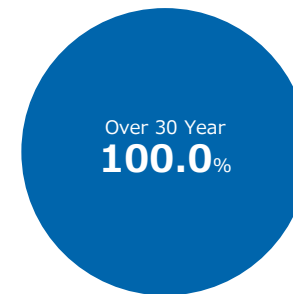
### Breakdown of Rent (Assumption Before COVID-19) \*



### Area Diversification



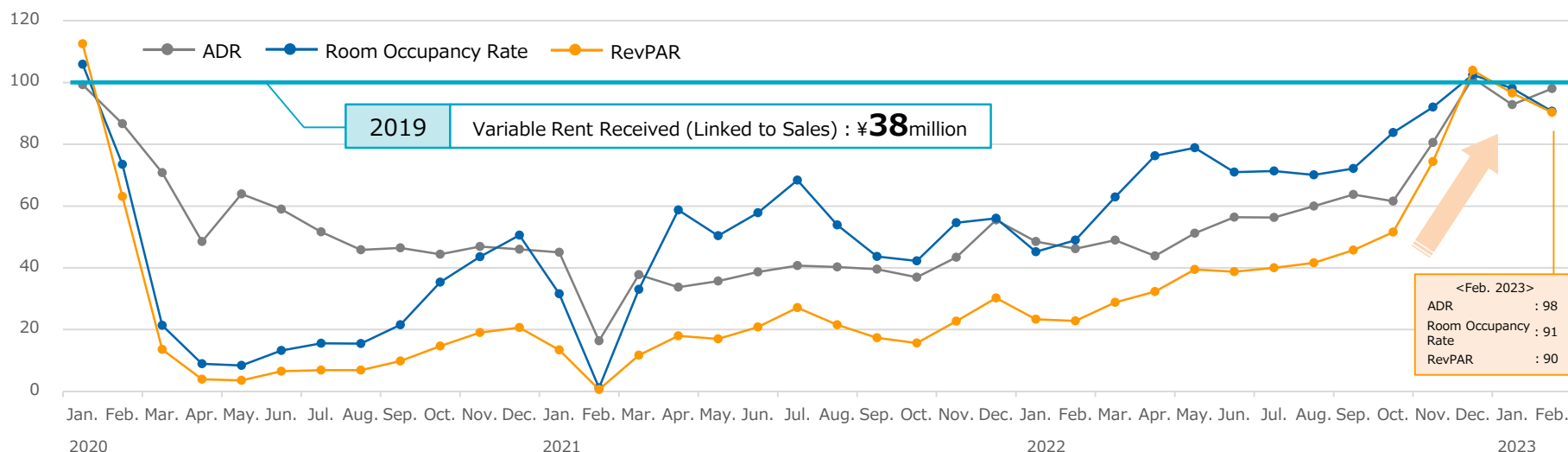
### Lease Term



\* Based on the rent received from Jan. 2019 to Dec. 2019 (in the case of properties acquired after 2020, the annual rent calculated based on the rental agreement).

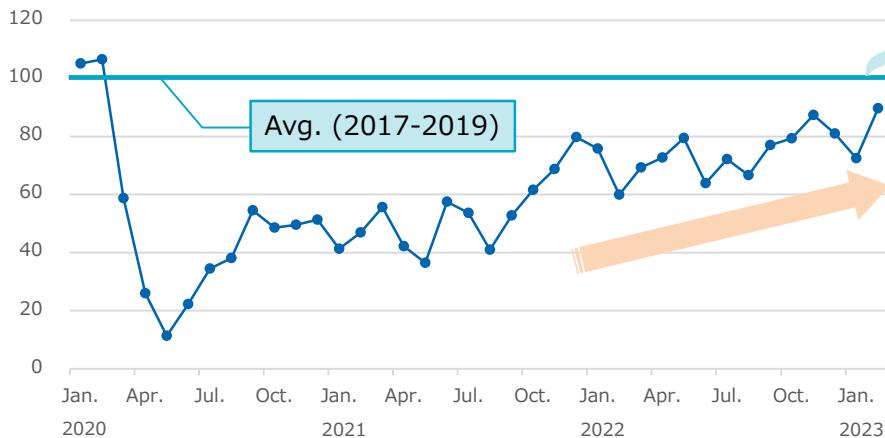


## Trends in ADR, Room Occupancy Rate and RevPAR (Indicators Compared to the Same Month in 2019) <sup>\*1</sup>

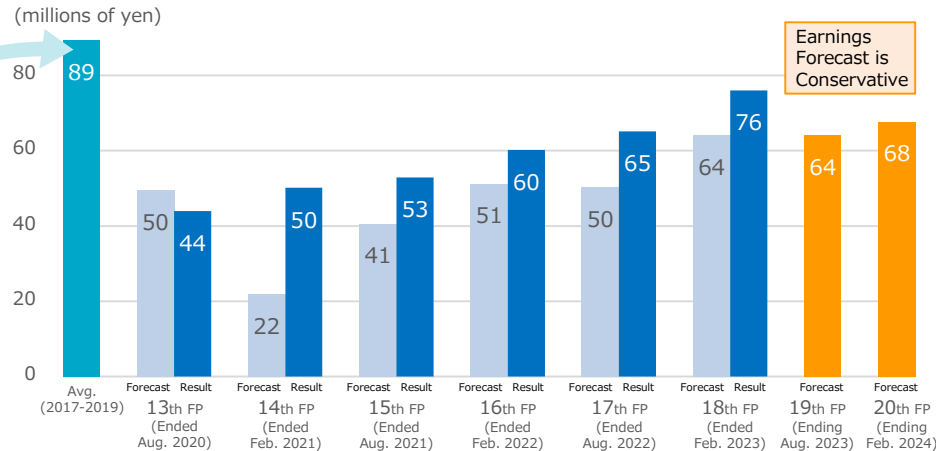


## Situation of Halls and Conferences (Linked to Sales)

### Trends in End Occupancy Rate (Indicator Compared to Avg.(2017-2019) <sup>\*2</sup>



### Trend in Revenue From Halls and Conferences



<sup>\*1</sup> The figure is calculated by indexing the value in the same month in 2019 at 100 for the results in each month from Jan. 2020 to Feb. 2023 (simple average for Sotetsu Fresa Inn Ginza 7 Chome, Sotetsu Fresa Inn Tokyo-Roppongi, and HULIC Tsukiji 3 Chome Building). This graph does not guarantee that variable rents are provided; variable rents may not be available even if ADR, room occupancy rates and RevPAR surpass 2019 levels.

<sup>\*2</sup> Figures for results in each month in Jan. 2020 to Feb. 2023 (simple average of results for Ochanomizu Solar City and HULIC Asakusabashi Building) are indexed with the average results for the same month in 2017-2019 set at a value of 100.

## Credit Rating (Outlook)

JCR  
**AA**  
(Stable)

## Status of Interest-bearing Debt

End of 18th FP (Feb. 28, 2023)

**Total Interest-bearing Debt**

¥180,116  
million

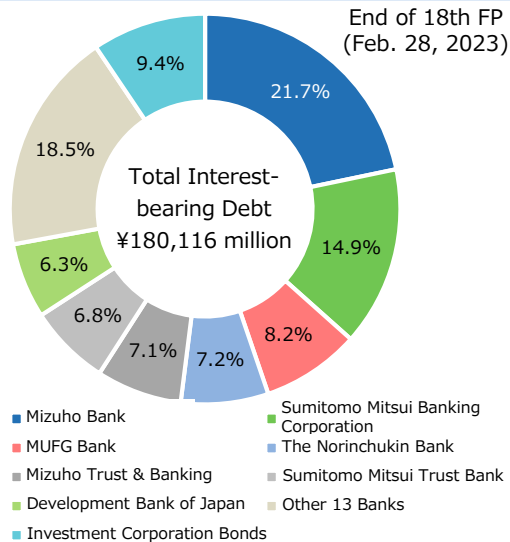
**Long-term Liability Ratio**

100.0 %

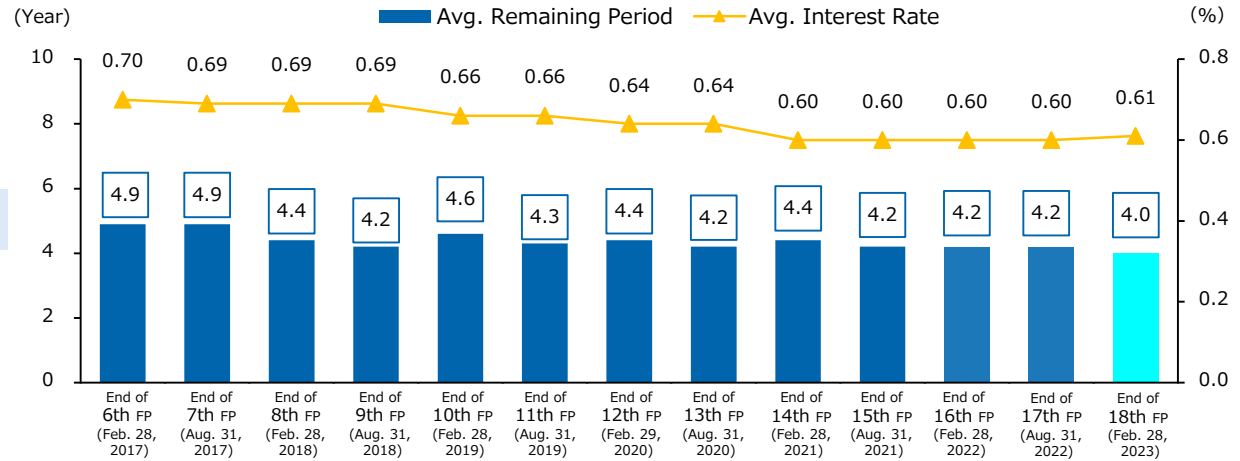
**Fixed-Interest Rate Ratio<sup>\*1</sup>**

99.4 %

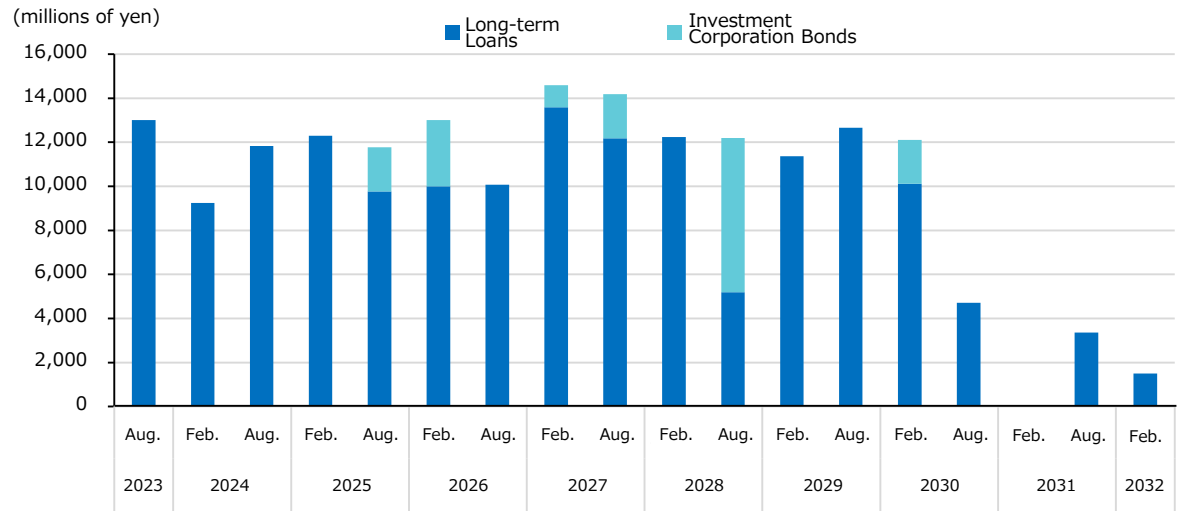
## Lender Formation



## Avg. Remaining Period and Avg. Interest Rate of Interest-bearing Debt <sup>\*2</sup>



## Diversification of Interest-bearing Debt Maturities (End of 18th FP (Feb. 28, 2023))



<sup>\*1</sup> Fixed-rate loans include loans which rates have been fixed due to interest rate swap contracts.

<sup>\*2</sup> The "avg. remaining period" and "avg. interest rate" at the end of 11th FP (Aug. 31, 2019) is calculated by excluding loans borrowed on Jun. 28, 2019, the "avg. remaining period" and "avg. interest rate" at the end of 12th FP (Feb. 29, 2020) is calculated by excluding the balance of unrepaid loans at the end of 12th FP (Feb. 29, 2020) for loans borrowed on Dec. 20, 2019, the "avg. remaining period" and "avg. interest rate" at the end of 13th FP (Aug. 31, 2020) is calculated by excluding the balance of unrepaid loans at the end of 13th FP (Aug. 31, 2020) for loans borrowed on Dec. 20, 2019 and Mar. 26, 2020, and the "avg. remaining period" and "avg. interest rate" at the end of 16th FP (Feb. 28, 2022) is calculated by excluding the balance of unrepaid loans at the end of 16th FP (Feb. 28, 2022) for loans borrowed on Nov. 1, 2021.

## Appraisal Values and Unrealized Gains/Losses at the End of FP

- Unrealized gains have increased steadily since the listing, amounting to ¥72.4 billion at the end of 18th FP (Feb. 28, 2023) ; +¥2.3 billion in comparison with the end of 17th FP (Aug. 31, 2022).
- At the end of 18th FP (Feb. 28, 2023) , the unrealized gains/losses ratio was +19.3%; +¥0.6%pt in comparison with the end of 17th FP (Aug. 31, 2022).

### Summary of Appraisal Values

(unit : millions of yen)

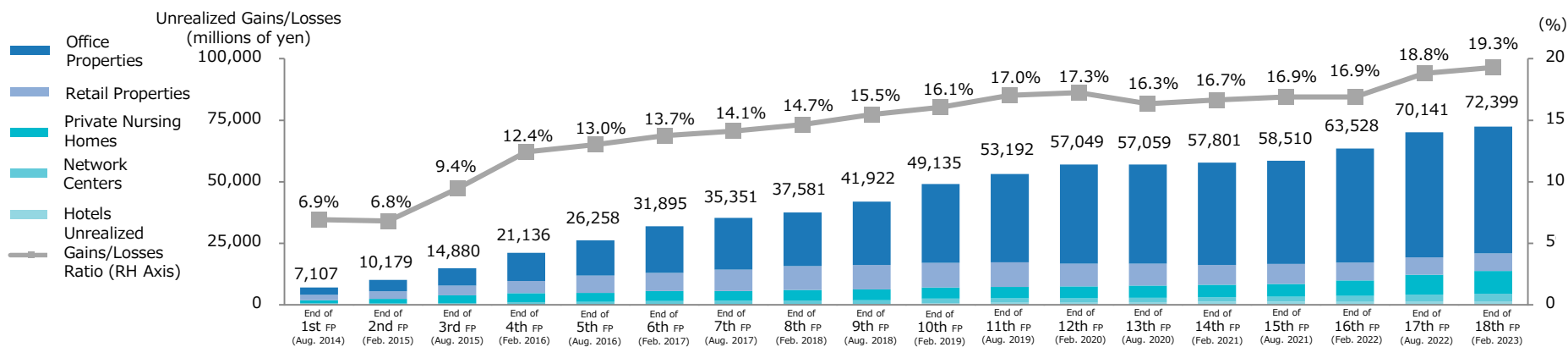
	End of 18th FP (Feb. 28, 2023)					Change From the End of 17th FP (Aug. 31, 2022)				
	No. of Properties	Appraisal Value <sup>*1</sup>	Unrealized Gain/Loss <sup>*1</sup>	Unrealized Gain/Loss Ratio	Avg. Direct Cap Rate	No. of Properties	Appraisal Value <sup>*1</sup>	Unrealized Gain/Loss <sup>*1</sup>	Unrealized Gain/Loss Ratio	Avg. Direct Cap Rate
Office Properties	31	303,211	51,430	20.4%	3.3%	+1	+6,199	+531	-0.3%	-0.0%
Retail Properties	9	48,810	7,139	17.1%	3.8%	-1	-4,460	+129	+2.0%	-0.0%
Private Nursing Homes	11	48,760	9,230	23.3%	4.1%	0	+1,105	+1,221	+3.1%	-0.1%
Network Centers	8	21,455	3,082	16.8%	4.8%	0	+221	+297	+1.7%	-0.0%
Hotels	3	24,460	1,515	6.6%	3.6%	0	0	+78	+0.4%	0.0%
Total	62	446,696	72,399	19.3%	3.5%	0	+3,065	+2,258	+0.6%	-0.0%

### Change in Direct Cap Rates<sup>\*2</sup>

(unit : numbers of properties)

	Comparison with the End of 17th FP		
	Increase	Flat	Decrease
Office Properties	0	27	4
Retail Properties	0	5	4
Private Nursing Homes	0	0	11
Network Centers	0	6	2
Hotels	0	3	0
Total	0	41	21

### Unrealized Gains/Losses



<sup>\*1</sup> Appraisal value is rounded to the nearest million yen. Unrealized gain/loss is rounded off units of less than one million yen.

<sup>\*2</sup> Results are presented relative to appraisal value at the time of acquisition with respect to property acquired during 18th FP (Ended Feb. 28, 2023).



## **N** ESG Initiatives

---

## Evaluation by External Organizations and Initiative

### GRESB Real Estate Survey (2022)



G R E S B  
★★★★★ 2022



G R E S B  
REAL ESTATE  
sector leader 2022

GRESB Rating	
<b>5 Star</b> (Highest/Third Consecutive Year)	<b>Among the Listed Participants With Diversified Assets (Office/Retail) in Global</b> <ul style="list-style-type: none"> <li>Overall Score : <b>1st out of 33 Peers</b></li> <li>Selected as <b>Global Sector Leader</b></li> </ul>
	<b>Among the Listed and Unlisted Participants With Diversified Assets (Office/Retail) in Asia</b> <ul style="list-style-type: none"> <li>Overall Score : <b>1st out of 32 Peers</b></li> <li>Selected as <b>Regional Sector Leader</b></li> </ul>

### MSCI Japan ESG Select Leaders Index

2022 CONSTITUENT MSCI JAPAN  
ESG SELECT LEADERS INDEX

**Selection in the Index** Since Jul. 2017  
(**10 J-REITs** Selected Among 60 J-REITs)  
(As of Mar. 31, 2023)

MSCI  
ESG Rating  
(As of Mar. 31, 2023)

**A**  
(Upgraded From  
BBB in Mar. 2022)

### Task Force on Climate-related Financial Disclosures (TCFD)

- Hulic REIT Management announced its support for the TCFD recommendations in Jul. 2021.
- Started qualitative disclosure of scenario analysis results in Apr. 2022.



## ESG Topics From 17th FP Earnings Announcement

### Hulic Reit's Efforts to Strengthen Governance and Pursue Diversity

- At the General Meeting of Unitholders to be held on May. 24, 2023, we will propose to increase the number of supervisory officers by one to a total of three (one man and two women).

#### The Number of Supervisory Officers

Before Change

**2 officers**  
(Attorney and CPA)

After Change\*

**3 officers**  
(Attorney, CPA and  
Real Estate Appraiser)

#### Percentage of Women Among Hulic Reit Officers

Before Change

**33.3%**

After Change\*

**50.0%**

\* We assume that the proposal on the selection of officers will be passed at the General Meeting of Unitholders to be held on May. 24, 2023.



### Progress in Target (KPI) for Reducing GHG

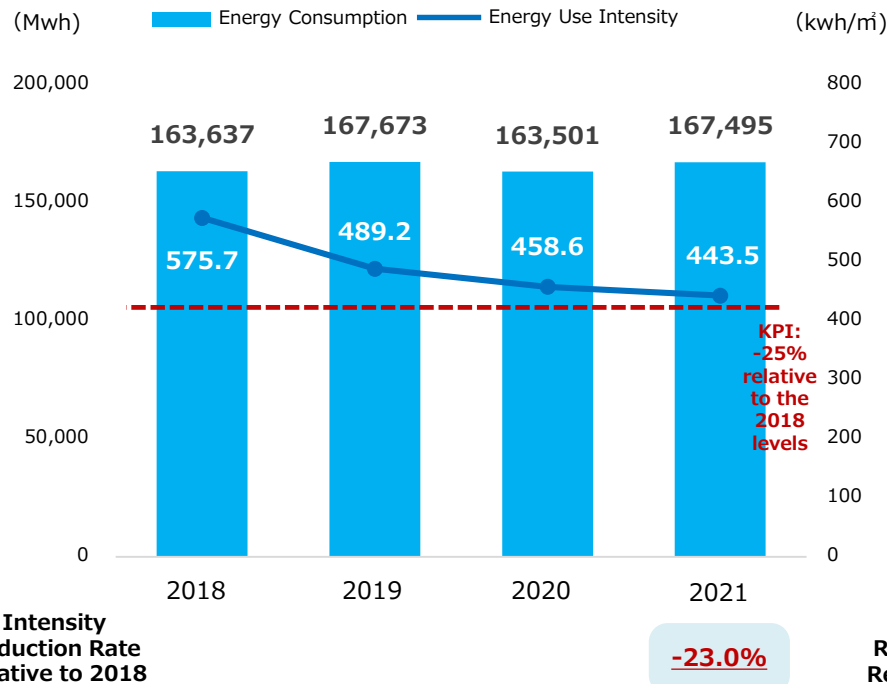
- The current key performance indicators (KPI) have been achieved overall and we are considering setting new targets in the future.

#### Energy Consumption

##### Target (KPI)

- The target (KPI) is **reduction of energy consumption intensity for the entire portfolio by 25%** relative to the actual figures for 2018 by the end of 2030.

#### Actual Figures (Entire Portfolio) \*2

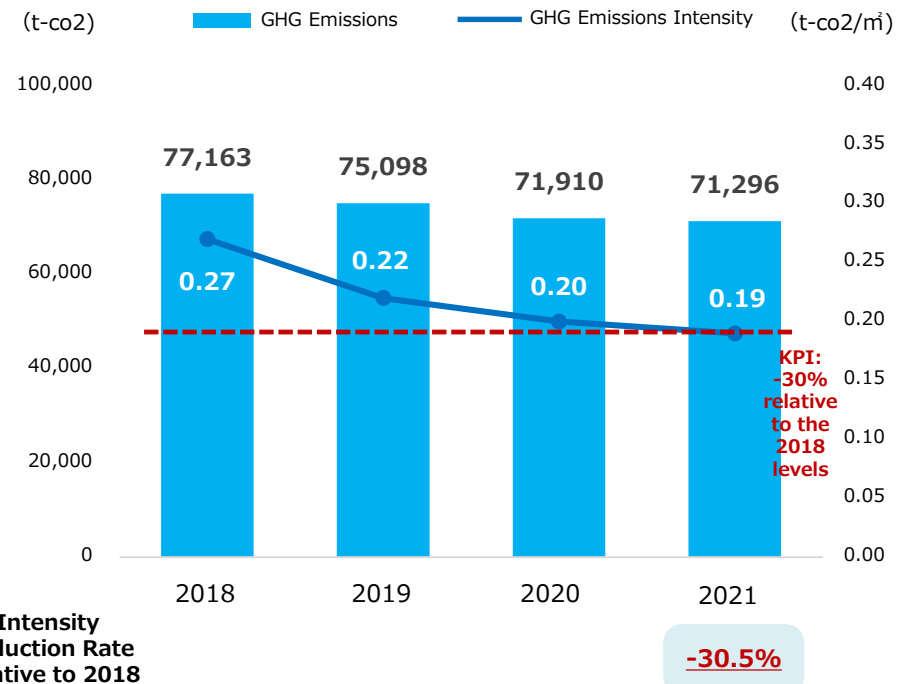


#### GHG Emissions

##### Target (KPI)

- The target (KPI) is **reduction of GHG emissions intensity for the entire portfolio by 30%** relative to the actual figures for 2018 by the end of 2030.
- Net-Zero by 2050 \*1**

#### Actual Figures (Entire Portfolio) \*2



\*1 Excludes properties for which we do not have energy management authority incl. master lease properties, residential parts of properties and non-managerial co-ownership properties, etc.

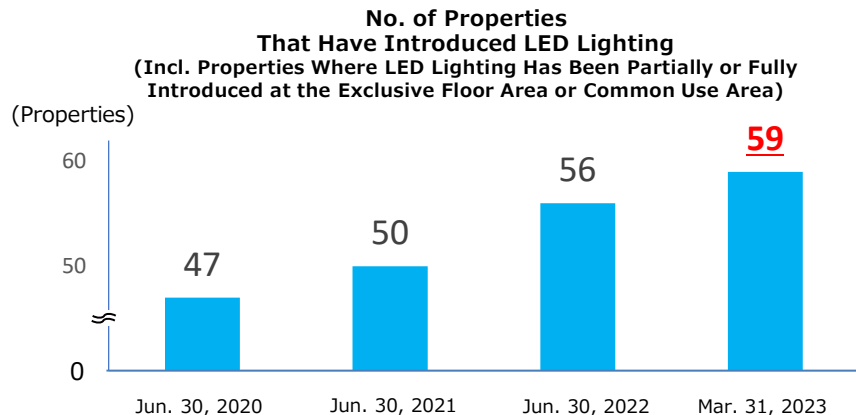
\*2 The following is the scope of subject properties for each year in the calculation of actual figures.

(1) Subject properties are those held throughout the year (limited to properties for which data is available). (2) For the properties that Hulic Reit holds under co-ownership, calculations are based on the figures equivalent to the co-ownership interest held by Hulic Reit at the beginning of each year.

### Various Initiatives Aimed at Reducing GHG

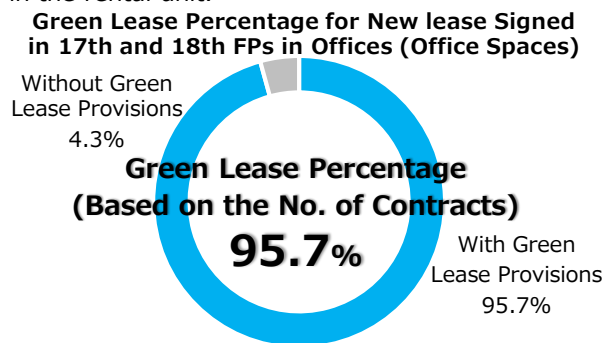
#### Progress in Shift to LED

- Steadily replace lighting with LED lights when tenant replaced, etc.



#### Promotion of Introduction of Green Leases

- Pursue introduction of green lease provisions when new rental agreements are signed to the effect that HULIC REIT will collaborate with the tenant company on energy conservation and environmental issues in the rental unit.



#### Use of Solar Energy Equipment

- Reduce buildings' illumination load by using renewable energy.

**No. of Properties Introducing Solar Energy Equipment and Estimates of the Effect of CO2 Emission Reductions**

**No. of Properties Introducing Solar Energy Equipment : 12 Properties**

**Power Generation Amount in 2022 54,574kWh<sup>\*1</sup>**  
(Equivalent to an approx. **23.7t** annual reduction<sup>\*2</sup> in the CO2 emission amount)

#### Introduction of Electricity From Renewable Energy Sources to Properties Owned

- Shift to renewable energy sources for power by changing power supply companies, while keeping costs and other factors in mind.

**No. of Properties that Have Achieved RE100 by Changing Power Supply Companies**

**A total of 5 properties have Achieved RE100, incl. Ochanomizu Sola City, as of Mar. 31, 2023.**



Ochanomizu Sola City

<sup>\*1</sup> The following is the scope of subject properties in the calculation of actual figures.

(1) The period during which the property was owned by HULIC REIT (limited to properties for which data is available). (2) For the properties that HULIC REIT holds under co-ownership, calculations are based on the figures equivalent to the co-ownership interest held by HULIC REIT.

<sup>\*2</sup> CO2 emission reductions are calculated by multiplying power generation in 2022 by the coefficient in the Ministry of the Environment's Greenhouse Gas Emissions Calculation, Reporting and Publication System.

### Maintaining and Improving Green Building Certification<sup>\*1</sup> Acquisition Rate<sup>\*2</sup>

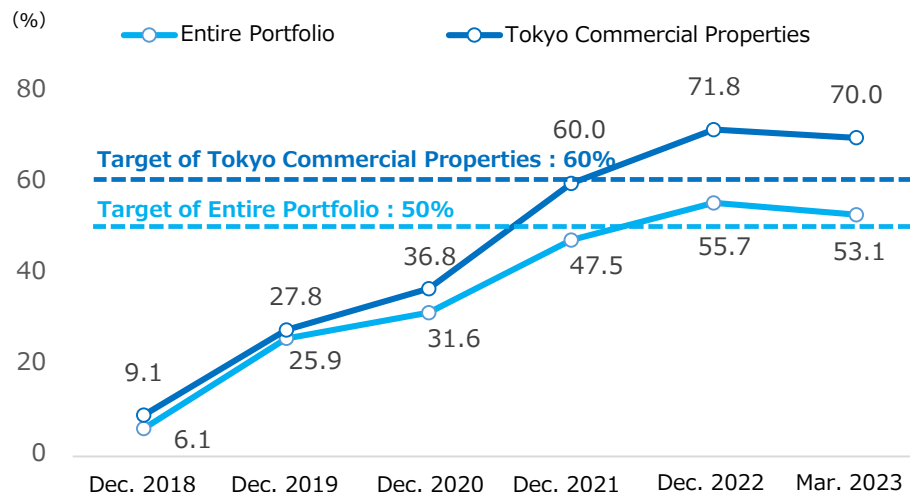
- The current key performance indicators (KPI) have been achieved overall and we are considering setting new targets in the future.

#### Green Building Certification Acquisition Rate

##### Target (KPI)

- Of Entire Portfolio : 50% or more by end of 2025
  - Of Tokyo Commercial Properties : 60% or more by end of 2025
- Note: Based on Number of Properties

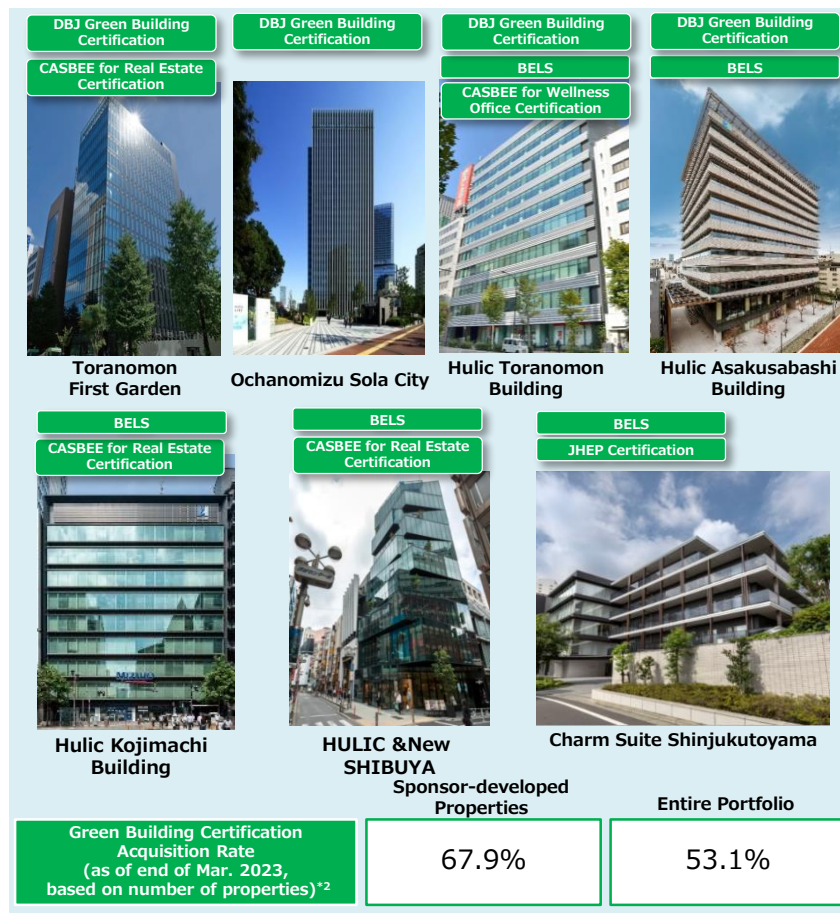
### Change in Green Building Certification Acquisition Rate (Based on Number of Properties)



### Green Building Certification Acquisition Rate (Based on Gross Floor Area)<sup>\*3</sup> (as of end of Mar. 2023)

Entire Portfolio	61.7%
Tokyo Commercial Properties	82.6%

### Typical Sponsor-developed Properties Hulic Reit Owns



We aim to maintain and improve the green building acquisition rate by acquiring properties developed by sponsors.

<sup>\*1</sup> Refers to certification by a third-party certification body, such as DBJ Green Building Certification, CASBEE, BELS, and JHEP Certification.

<sup>\*2</sup> In the calculation of the percentage of properties that will have acquired green building certification, the properties subject to calculation do not include properties for which ownership is of the land interest only. Even if a single property will have acquired several green building certifications, it is counted as 1 property.

<sup>\*3</sup> In the case of properties which HULIC Reit holds under sectional ownership or co-ownership, the calculation is based on the floor area corresponding to its sectional ownership or co-ownership interest.

### DBJ Green Building Certification

Acquisition Year	Evaluation	Property Name	Sponsor-developed
2020	★★★★★	Hulic Asakusabashi Building	○
2020	★★★★★	Ochanomizu Sola City	○
2020	★★★★	Hulic Toranomom Building	○
2022	★★★	Toranomon First Garden	○
2022	★★★	Oimachi Redevelopment Building (#1)	
2022	★★★	Oimachi Redevelopment Building (#2)	

### BELS Evaluation

Acquisition Year	Evaluation	Property Name	Sponsor-developed
2018	★★★	Hulic Toranomom Building	○
2019	★★★★★	HULIC &New SHIBUYA	○
2019	★★	Trust Garden Tokiwamatsu	○
2019	★★	Sotetsu Fresa Inn Tokyo-Roppongi	○
2020	★★★★★	Hulic Mejiro <sup>*1</sup>	○
2020	★★★	Hulic Kanda Building	
2020	★★★	Hulic Asakusabashi Building	○
2020	★★	Hulic Asakusabashi Edo-dori <sup>*2</sup>	○
2020	★★	HULIC &New SHINBASHI <sup>*3</sup>	○
2020	★★	Charm Suite Shinjukutoyama	○
2021	★★★★★	Hulic Shimura-sakae	○
2021	★★★	Hulic Kandabashi Building	○
2021	★★★	Hulic Ryogoku Building	○
2021	★★★	Hulic Hachioji Building	○
2021	★★	Hulic Ebisu Building	
2021	★★	Hulic Nakano Building	○
2022	★★	Hulic Kojimachi Building	○

### CASBEE

Acquisition Year	Evaluation	Property Name	Sponsor-developed
2019	★★★★★	Hulic Kamiyacho Building	
2019	★★★★	Hulic Takadanobaba Building	
2020	★★★★★	Toranomon First Garden	○
2020	★★★★	Hulic Shibuya 1 Chome Building	
2020	★★★★	HULIC &New SHIBUYA	○
2021	★★★★★	Hulic Kandabashi Building	○
2021	★★★★★	Hulic Kakigaracho Building	○
2021	★★★★★	Hulic Higashi Nihombashi Building	
2021	★★★★★	Hulic Kojimachi Building	○
2021	★★★★★	Hulic Mejiro	○
2021	★★★★	Hulic Kanda Building	
2021	★★★★	Hulic Ryogoku Building	○
2021	★★★★	Hulic Asakusabashi Edo-dori	○
2021	★★★★	Hulic Nakano Building	○
2021	★★★★	Hulic Hachioji Building	○
2022	★★★★★	Hulic Higashi Ueno 1 Chome Building	
2022	★★★★★	Hulic Jimbocho Building	
2022	★★★★★	Oimachi Redevelopment Building (#2/#1) <sup>*4</sup>	
2022	★★★★★	Hulic Jingu-Mae Building	
2022	★★★★	Bancho House	

### CASBEE for Wellness Office Certification

Acquisition Year	Evaluation	Property Name	Sponsor-developed
2019	★★★★	Hulic Toranomom Building	○

### JHEP Certification

Acquisition Year	Evaluation	Property Name	Sponsor-developed
2018	A	Granda Gakugeidaigaku	○
2019	A	Charm Suite Shinjukutoyama	○
2019	A	Charm Suite Shakujiikoen	○
2022	A	Aristage Kyodo	○

<sup>\*1</sup> Excl. the rental spaces for tenants (B1 to 4F). <sup>\*2</sup> Excl. the rental spaces for tenants (1F to 5F).

<sup>\*3</sup> Excl. the rental spaces for tenants (2/3F, B1/1F).

<sup>\*4</sup> Oimachi Redevelopment Building (#2) and Oimachi Redevelopment Building (#1) were recognized as a single building.

<sup>\*5</sup> This refers to assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

## Initiatives for Society

### Enhancement of Customer (Tenant/User) Satisfaction

#### Implementation of Tenant Satisfaction Surveys

- Tenant satisfaction surveys of approx. 300 tenants have been conducted since 2017.
- The majority of tenants who responded have indicated that they are satisfied overall.

#### Introduction of Digital Signage

- Digital signage is introduced at several properties held by Hulic Reit to run advertisements on food trucks and nearby restaurants and communicate useful information to customers such as news, weather reports, and directions to evacuation sites in the event of a disaster.
- The company installing and operating the digital signage makes donations to the Green Fund<sup>\*1</sup> of the National Land Afforestation Promotion Organization for each new installation of digital signage from the perspective of environmental preservation, and Hulic Reit contributes to social contribution activities of the company through the provision of space for installing digital signage in properties owned.



Put TV screens on the wall at the elevator hall



Projected onto inside the elevator using the projector



Display of digital signage indicating that donations have been made to the Green Fund

### Motivating Work Environment (Nurturing of Human Resources, Diversity, Etc.)

#### Human Resources Development

- Development of training support systems, such as covering all expenses for employees to participate in external training
- Support for employees to acquire professional qualifications (such as the Association for Real Estate Securitization Certified Master) (covering expenses, etc.)
- Establishment of an award program (program to give awards to directors or employees who carry out particularly impressive sustainability initiatives)

#### Work-Life Balance

- Implementation of Employee Satisfaction Survey (President Questionnaire) (fiscal 2022 : response rate of 100%)
- Introduction of work-from-home program and Utilization of staggered shifts, etc.

#### Diversity

- Promote diversity by enhancing personnel resources (childcare leave, Long-term care balance support regulations, etc.) to create a comfortable work environment

### Contribution to Local Communities

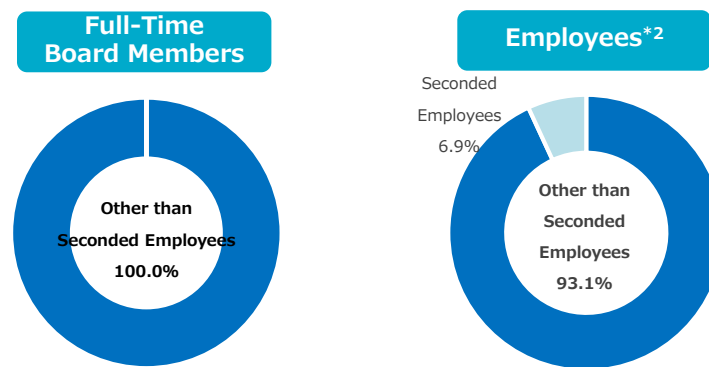
#### Contributions to Revitalizing Local Communities and Improving Convenience

- Hulic Asakusabashi Building : Providing large-scale multi-purpose halls to hold regional events

## Initiatives for Governance

### Hulic REIT Management's Corporate Governance

#### Breakdown of Full-Time Board Members and Employees at Hulic REIT Management (as of end of Mar. 2023)



#### Introduction of an Incentive Bonus Partially Linked to the DPU to the Remuneration System for Officers and Employees

#### Introduction of Remuneration Linked to the Relative Performance of Investment Unit Prices to Executive Compensation

- The portion equivalent to approx. 50% of the total amount of remuneration for the main officers is linked with the relative performance of Hulic Reit's investment unit price.

#### Introduction of Investment Unit Ownership Program incl. Sponsor

#### Promoting Diversity by Appointing Female Auditor

- A woman was selected for the position of auditor at the General Meeting of Shareholders held by the asset management company on Feb. 21, 2023.
- Women account for about 14% of the asset management company's directors and auditors.

### Reinforcement of Hulic Reit's Governance and Promotion of Diversity

- At the General Meeting of Unitholders to be held on May 24, 2023, we will propose to increase the number of supervisory officers by one to a total of three (one man and two women). (Refer to P.28))

### Initiatives for Aligning Unitholder Return with the Interests of the Hulic Group

#### Same-Boat Investment by Sponsor (As of Feb. 28, 2023)

152,470 units (Unitholding : 10.58%)

<sup>\*1</sup> The Green Fund is a fund utilized for reconnecting the richness provided to society by forests to the next generation through the preservation of forests in Japan and overseas, afforestation activities and the provision of activities for becoming familiar with forests.

<sup>\*2</sup> The total number of employees includes three officers who have concurrent duties as employees.



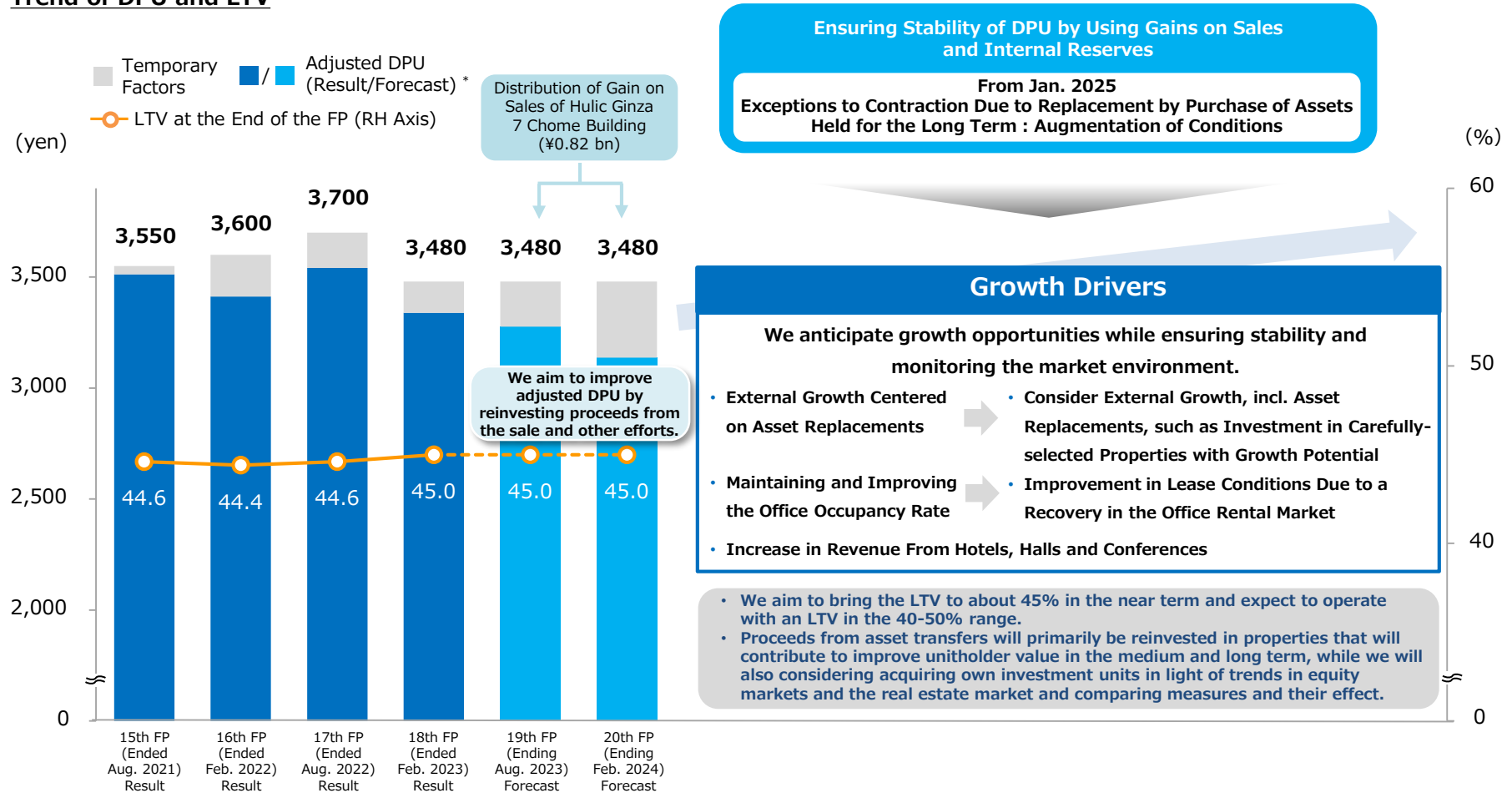


## V Future Strategy

## Initiatives to Maintain and Improve DPU

- In the near term, we will continue to implement our external growth strategy based on asset replacements while working to improve the adjusted DPU levels.
- We expect to make investments in carefully-selected properties with growth potential, while monitoring the market environment.

### Trend of DPU and LTV



\* This figure is the DPU adjusted for temporary factors (gain on sales of the property, consumption taxes not eligible for exemption, the unrecognized amount of fixed asset tax and city planning tax after acquisition of the property, the increase in rent payments as a result of updates to land lease rights, related type II management fee, an increase in internal reserves including reversals and income taxes resulting from internal reserves and the reversal of internal reserves).

## Measures to Maintain and Improve DPU

### External Growth

#### Utilization of Cash on Hand



Increase in Cash on Hand Due to the Transfer of HULIC Ginza 7 Chome Building and Other Factors

Cash on Hand as of the End of 18th FP (Feb. 28, 2023) (Estimated)

**¥12.0 billion**

About **+¥10.8 billion**

Point at Which Transfer was Complete (Sep. 1, 2023) (Estimated)

**¥22.9 billion (Assumption)**

#### Property Acquisition<sup>\*2</sup>

Bank Branch Properties

Private Nursing Homes

• Sectors with High Stability

Office Properties

Hotels

• Sectors with Growth Potential  
• Examine Market Environment and Consider

**¥16.0 billion**  
in Property Acquisitions Using Cash on Hand  
About **+¥160/unit<sup>\*1</sup>**

#### Acquisition and Retirement of Own Investment Units

Comparative Assessment of Various Measures and Their Effects, in Light of Trends in the Equity Market and Real Estate Market

Impact of Acquisition and Retirement of Own Investment Units

Decrease in Cash on Hand

Increase in LTV

#### Property Acquisition Using Borrowing<sup>\*2</sup>

We aim to bring the LTV to about 45% in the near term and expect to operate with an LTV in the 40-50% range.

Acquisition Capacity Up to LTV 50% : About **¥40.3 billion**

Estimate of Amount Borrowed That Would Increase LTV by 2% : About **¥15.1 billion**

**LTV**  
As of 18th FP (Feb. 2023) Earnings Announcement

**45.0% (Assumption)**

For Each **2%** Increase in LTV

About **+¥90/unit<sup>\*1</sup>**

### Internal Growth

#### Increase in Office Occupancy Rate

Rental Occupancy Rate of Office (Average During Period)  
**20th FP (Feb. 2024)**  
**96.7% (Assumption)**

For Each **1%** Increase in the Rental Occupancy Rate of Office  
About **+¥30/unit<sup>\*1</sup>**

#### < Prerequisites >

Vacant Area Equivalent to 1% of the Office Occupancy Rate

About **1,530m<sup>2</sup>**

(The forecasted increase in distributions per unit is an estimate that also takes into account asset management compensation.)

#### Increase in Revenue from Hotels, Halls and Conferences

Variable Rent for Hotels Total of 19th and 20th FP

**¥0 (Assumption)**

When Assuming Pre-pandemic Revenue

Revenue From Halls and Conferences 20th FP (Feb. 2024)

**¥68million (Assumption)**

About **+¥20/unit<sup>\*1</sup>**

#### < Prerequisites for Pre-pandemic Revenue >

Variable Rent for Hotels 2019 Average

About **¥19 million/FP<sup>\*3</sup>**

Revenue from Halls and Conferences 2017-2019 Average

About **¥89 million/FP**

(The forecasted increase in distributions per unit is an estimate that also takes into account asset management compensation.)

### Aiming for Increase in Adjusted DPU Due to Pursuit of Above Initiatives and Other

Total for Anticipated Growth in DPU From Aforementioned Measures (Simple Total)<sup>\*1</sup>

**about+¥300/unit**

We will also consider using internal reserves based on forecasts of future revenue.

Total Internal Reserves (Assumption) End of 20th FP (Feb. 29, 2024)

**¥175million +¥122/unit**

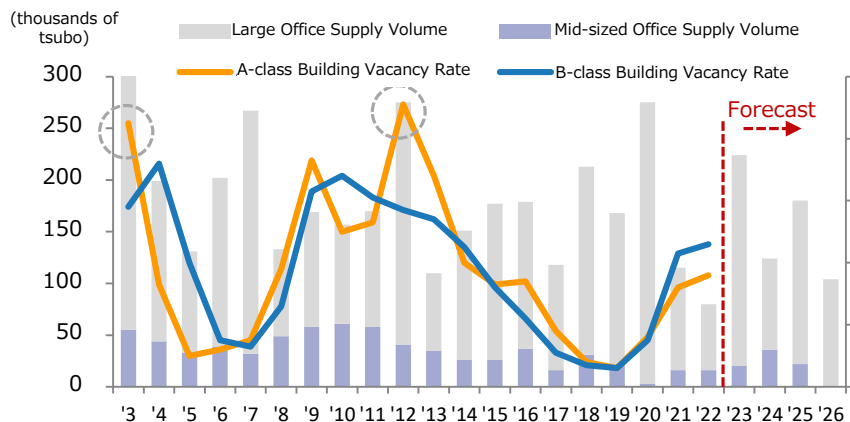
<sup>\*1</sup> The asset management company estimates the impact that these measures would have on earnings, based on certain assumptions, and this is divided by the number of investment units (1,440,000 units) to present a figure that provides a rough idea. We do not guarantee the feasibility, amount, timing or other for this. Actual DPU may change due to factors other than the above.

<sup>\*2</sup> We assume an NOI yield after depreciation of 3.5% in estimates for property acquisition, but there is no guarantee that this will actually be the case, and yields on the property when it is actually acquired may be different.

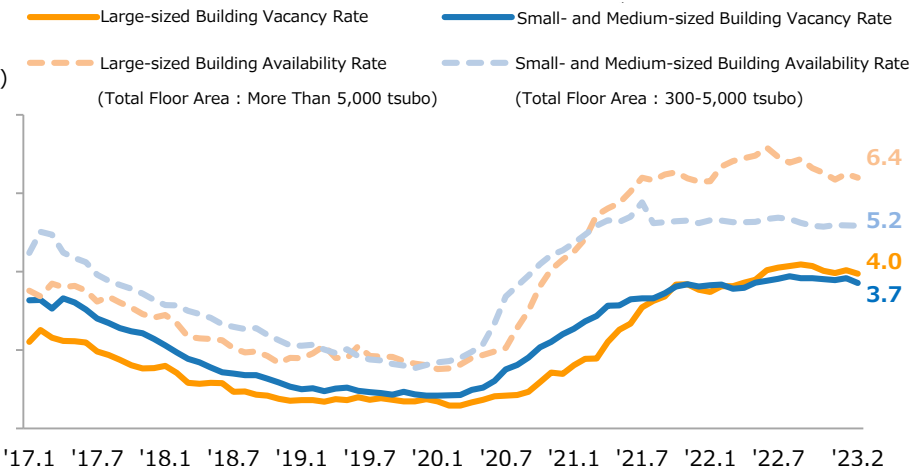
<sup>\*3</sup> Variable rent for hotels for 10th FP (ended Feb. 2019), a period when variable rent for hotels was not accepted) was ¥0 and ¥38 million in 11th FP (ended Aug. 2019), a period when variable rent for hotels was accepted), but for convenience, the average for the two periods (10th FP and 11th FP) is noted here.

## Office Leasing Market by Scale Trends (2003-)

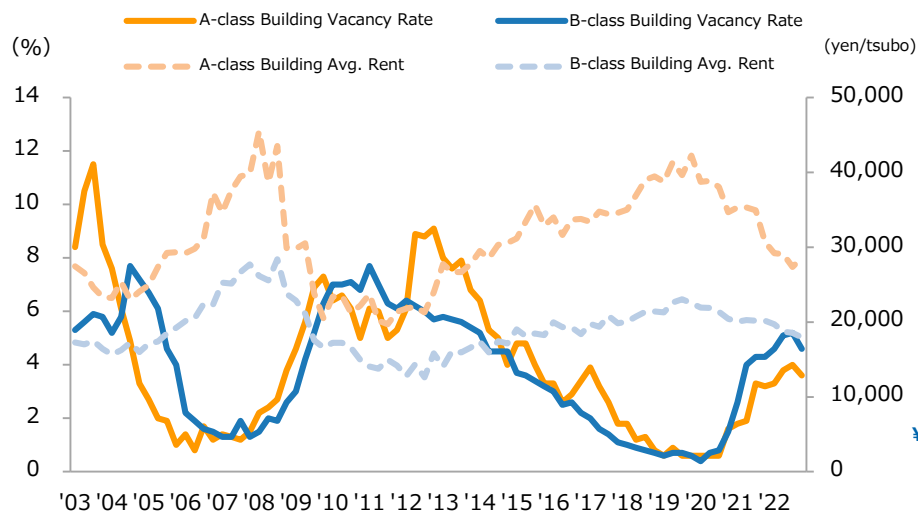
### Trend in Office Supply Volume and Vacancy Rate by Building Size\*1



## Trends in Vacancy Rates and Availability Rate by Building Size (2017-)\*2

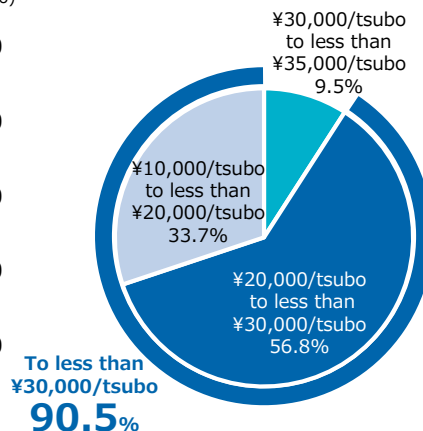


### Trend in Office Vacancy Rate and Rent by Building Size\*1

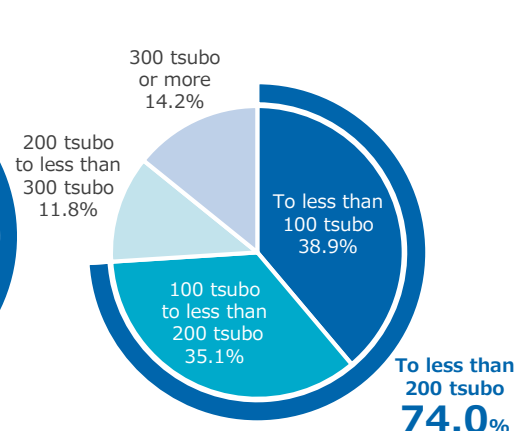


## Status of Office Properties Held by Hulic Reit

### Diversification of Avg. Rent (Based on Leased Area)\*3



### Diversification of Area Leased (Based on No. of Areas)\*4



\*1 The amount of office supply is based on the leased floor space of newly supplied large office, which are office buildings with a total floor space of 10,000 tsubo or more, and mid-sized office, which are office buildings with a total floor space of 3,000 tsubo or more but less than 10,000 tsubo, according to "New Office Supply in Tokyo's 23 Wards" by Xymax Real Estate Institute Corporation. Office rents and vacancy rates are prepared by the asset management company based on the rents and vacancy rates in central Tokyo of the "Office Rent Index" published by Sanko Estate Co., Ltd.

\*2 The office vacancy rate and availability rate are prepared by the asset management company based on the vacancy rate and availability rate for the Tokyo 23 wards in the "Office Space Monthly Report" by Xymax Real Estate Institute.

\*3 The ratio of the average rent for each office property held by Hulic Reit as of the end of 18th FP (ended Feb. 28, 2023) to the entire office is calculated based on the leased area for office properties held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (Excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*4 The ratio based on the number of areas is calculated based on the area leased for tenants (the area not converted to equity) for office properties held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)). In the case of tenants who have rented multiple areas, if the area leased is listed separately in the agreement, the rate is calculated based on each area leased for the different areas.

## Expansion of Asset Size by Pursuing External Growth Strategy That Adapts to the Market Environment

### Change in Asset Size and Portfolio Composition

### Development of an External Growth Strategy That Adapts to the Market Environment

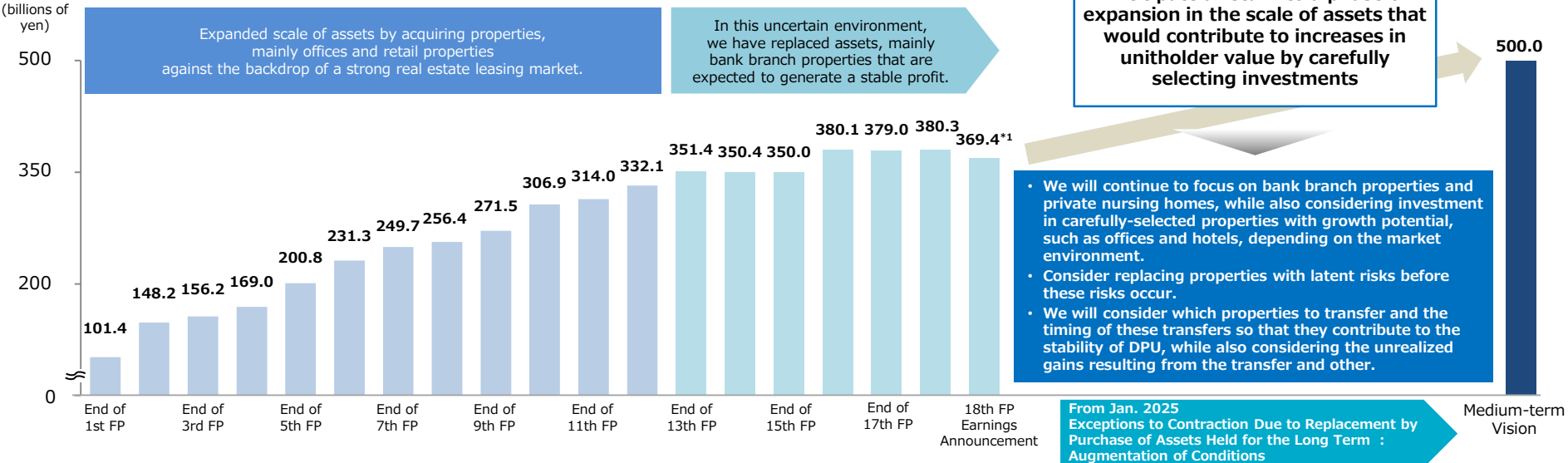
#### Expansion of Scale of Assets in Pursuit of Higher Profitability

Expanded scale of assets by acquiring properties, mainly offices and retail properties against the backdrop of a strong real estate leasing market.

#### Asset Replacements with a Focus on Stability

In this uncertain environment, we have replaced assets, mainly bank branch properties that are expected to generate a stable profit.

Anticipate a return to a phase of expansion in the scale of assets that would contribute to increases in unitholder value by carefully selecting investments



- We will continue to focus on bank branch properties and private nursing homes, while also considering investment in carefully-selected properties with growth potential, such as offices and hotels, depending on the market environment.
- Consider replacing properties with latent risks before these risks occur.
- We will consider which properties to transfer and the timing of these transfers so that they contribute to the stability of DPU, while also considering the unrealized gains resulting from the transfer and other.

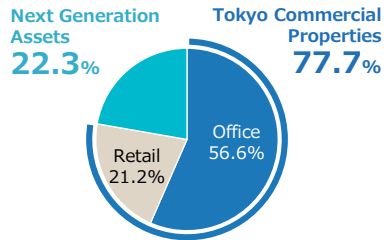
IPO

About 6 Years

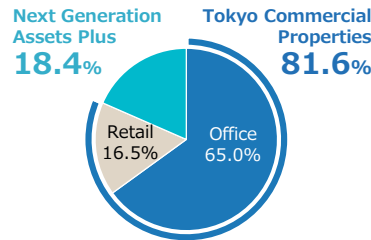
End of 12th FP (Feb. 29, 2020)

About 3 Years

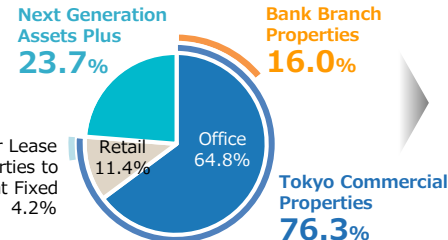
18th FP Earnings Announcement \*1



21 Properties ¥101.4 bn.



55 Properties ¥332.1 bn.



64 Properties ¥369.4 bn.

We will continue to manage portfolios suited to the market environment through external growth, incl. asset replacements.

\*1 Based on the acquisition price of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 "Oimachi Redevelopment Building (#2)" and "Oimachi Redevelopment Building (#1)" fall under this category.



## Bank Branch Properties



Hulic Ginza  
Sukiwabashi Building



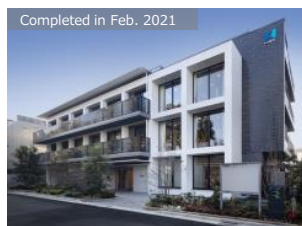
Hulic Aoyama Building



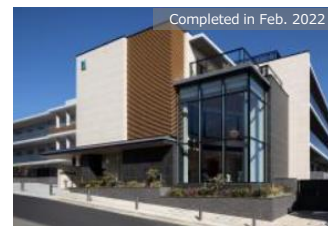
Hulic Shimbashi  
Building

- Hulic Ginza Sukiwabashi Building
- Hulic Kobunacho Building
- Hulic Aoyama Building
- Azabu F Building
- Hulic Shimbashi Building
- Hulic Shinjuku Building
- Jiyugaoka Fuji Building
- Akabane Fuji Building
- Hulic Komagome Building
- Edogawabashi Fuji Building
- Hulic Ikebukuro-ekimae Building
- Kameido Fuji Building
- Kameari Fuji Building
- Komatsugawa Fuji Building
- Nakano Kitaguchi Fuji Building
- Koganei Fuji Building
- Maebashi Fuji Building
- Kawagoe Fuji Building
- Motoyawata Fuji Building
- Hulic Osaka Building
- Kita Kyusyu Fuji Building

## Private Nursing Homes



Charm Premier Grand  
Minamiazabu



Sonare Meguro Fudomae

- Charm Premier Grand Minamiazabu
- Hospitalment Yotsuya Daikyocho
- Granda Tetsugakudokoen
- Hospitalment Aoyama
- Charm Premier Grand Shoto
- Charm Premier Yoyogi Hatsudai
- Aria Yoyogiuehara
- Hospitalment Hongo
- Charm Premier Megurokakinokizaka
- Sonare Meguro Fudomae
- Lian Reev Yakumo
- Charm Premier Fukasawa (Hulic Fukasawa)
- Tsukui Sunshine Seijo
- Aria Tetsugakudo
- Asheim Oizumigakuen
- Trust Garden Ogikubo
- Charm Premier Eifuku
- Fukagawa Yasuraginosono
- Life Commune Tsutsujigaoka
- Somp House Komae
- Good Care Nishitokyo

## Hotels



Hulic  
Kaminarimon  
Building  
(The GATE HOTEL  
KAMINARIMON  
by HULIC)



HULIC SQUARE  
TOKYO  
(The GATE HOTEL  
TOKYO by HULIC)



Sotetsu Fresa Inn  
Tokyo-Roppongi (\*)



Asakusa  
View Hotel



MIMARU  
Kyoto Horikawa  
Rokkaku



Tokyo Bay  
Maihama Hotel

(\*) Co-ownership with Hulic Reit

## Main Sponsor-developed Projects



### Mixed-use Development

Ryokan, Office,  
Retail Commercial

Directly connected to  
Ginza-itchome  
Station  
Scheduled to be  
completed in 2025

Hulic Ginza Building  
Reconstruction Project



### Mixed-use Development

Office, Retail,  
Hotel

1-min walk from  
Tenjin Station  
Scheduled to be  
completed in 2024

Hulic Fukuoka Building  
Reconstruction Project



### Mixed-use Development

Retail, Office,  
Hotel, Others

Directly connected to  
Sapporo Station  
Scheduled to be  
completed in 2025  
(Phase II Building)

HULIC SQUARE SAPPORO  
(Sapporo Building Reconstruction Project)

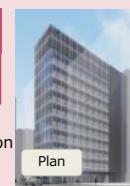


### Mixed-use Development

Retail, Office,  
Hotel

Directly connected to  
Shinsaibashi Station  
Scheduled to be  
completed in 2026

Shinsaibashi Project



### Office

2-min walk from  
Ginza-itchome  
Station

Scheduled to be  
completed in 2023

Hulic Ginza 1-chome  
Development Project



### Hotel

3-min walk from  
Motomachi-  
Chukagai Station

Scheduled to be  
completed in 2024

Yokohama Yamashitacho  
Development Project

\*1 The main buildings developed and held and development projects that have been disclosed by Hulic as of Jan. 31, 2023, are noted here.

\*2 Hulic Reit has not decided to acquire the aforementioned properties, with the exception of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement. There is no guarantee that Hulic Reit will be able to acquire these properties in the future.



## **VI** Summary of Financial Results and Earnings Forecast

---

## Results of 18th FP (Ended Feb. 28, 2023)

						(unit: millions of yen)
	17th FP (Aug. 31, 2022)	18th FP (Feb. 28, 2023)		Change	Main Factors	Difference
	Result (A)	Forecast <sup>*2</sup> (B)	Result (C)	(C-A)	(C-A)	(C-B)
Operating Revenues						
Real Estate Lease Business Revenues	10,854	10,459	10,552	-302	■ <b>Real Estate Lease Business Revenues (-302)</b>	+92
Gain on Sales of Real Estate Properties	647	123	126	-521	• Revenue Contributions From Properties Acquired During 17th FP (Aug. 2022) and 18th FP (Feb. 2023) : +121	+2
Total Operating Revenues	11,502	10,583	10,678	-823	• Decrease in Revenue for FP From Properties Transferred During 17th FP (Aug. 2022) and 18th FP (Feb. 2023) : -132	+95
Operating Expenses						
Expenses Related to Rent Business (Of which)	-3,753	-3,772	-3,828	-74	• Decrease in Rent Revenue due to Downtime, etc. of Existing Property Holdings <sup>*3</sup> : -114	-55
Taxes and Public Dues	-932	-927	-923	+8	• Temporary Factors (Revenue From Cancellation Penalties, etc. (-347), Decrease In Temporary Rent Reduction, etc. (+43) : -304	+3
Depreciation and Amortization	-1,313	-1,302	-1,305	+8	• Increase in Revenue From Halls and Conferences : +22	-2
Repair Expenses	-168	-117	-109	+58	• Increase in Other Revenue Related to Rent Business due to Increase in Utilities Expense Revenue, etc. (+93) for Existing Property Holdings <sup>*3</sup> : +104	+7
Leasing-related Costs	-54	-46	-27	+26		+19
Other Expenses Related to Rent Business	-1,285	-1,378	-1,463	-178		-84
Asset Management Fee	-1,198	-987	-1,001	+197	■ <b>Gain on Sales of Real Estate Properties (-521)</b>	-14
Other Operating Expenses	-251	-247	-223	+28	• Property Transferred During 17th FP: Hulic Shinjuku 3 Chome Building (50%) (647)	+24
Total Operating Expenses	-5,203	-5,007	-5,053	+150	• Property Transferred During 18th FP: Yokohama Yamashitacho Building (126)	-46
Operating Profit	6,298	5,576	5,625	-673		+49
Non-operating Income	0	0	0	-0	■ <b>Expenses Related to Rent Business (-74)</b>	+0
Non-operating Expenses						
Interest Expenses /Borrowing-related Expenses	-709	-724	-719	-10	• Increase in Expenses Related to Rent Business for Properties Acquired During 17th FP (Aug. 2022) and 18th FP (Feb. 2023) : -21	+5
Amortization of Investment Unit Issuance Costs	-15	-9	-9	+5	• Decrease in Expenses Related to Rent Business for Properties Transferred During 17th FP (Aug. 2022) and 18th FP (Feb. 2023) : +61	+0
Amortization of Investment Corporation Bond Issuance Costs	-8	-8	-8	-0	• Decrease in Expenses Related to Repair Expenses for Existing Property Holdings <sup>*3</sup> : +53	+0
Total Non-operating Expenses	-732	-743	-737	-5	• Increase in Expenses Related to Depreciation and Amortization of Existing Property Holdings <sup>*3</sup> : -6	-0
Ordinary Profit	5,567	4,833	4,888	-678	• Increase in Expenses Related to Utilities of Existing Property Holdings <sup>*3</sup> : -171	-0
Profit	5,475	4,832	4,887	-587	• Decrease in Other Expenses Related to Rent Business due to Decrease in Leasing-related Costs, etc. (+26) : +11	+5
Cash Distributions per unit (yen)	3,700	3,480	3,480	-220		+0

\*1 Figures less than ¥1 million are truncated.

\*2 Figures are based on forecasts released on Oct. 13, 2022. For details, please refer to Financial Report for the Fiscal Period Ended August 31, 2022, which was released on Oct. 13, 2022.

\*3 "Existing properties" refers to assets held by Hulic Reit as of the end of 18th FP (Feb. 28, 2023) less the property acquired during 18th FP (ended Feb. 28, 2023) (Hulic Gotanda Building).

## Forecasts of 19th FP (Ending Aug. 31, 2023) and 20th FP (Ending Feb. 29, 2024)

		19th FP Forecast (Aug. 31, 2023)		Change (C-B)	Main Factors (C-B)	(unit: millions of yen)	
	18th FP (Feb. 28, 2023) Result (A)	Previous*2(B)	New (C)			20th FP (Feb. 29, 2024) Forecast (D)	Change (D-C)
Operating Revenues							
Real Estate Lease Business Revenues	10,552	10,545	10,764	+218		10,382	-382
Gain on Sales of Real Estate Properties	126	0	351	+351	■ Real Estate Lease Business Revenues (+218)	364	+13
Total Operating Revenues	10,678	10,545	11,115	+569	• Revenue Contributions From Properties Acquired During 19th FP (Aug. 2023) : +237	10,746	-369
Operating Expenses					• Decrease in Revenue for FP From Property Transferred During 19th FP (Aug. 2023) :-101		
Expenses Related to Rent Business	-3,828	-3,815	-4,043	-228	• Decrease in Rent Revenue due to Downtime, etc. of Existing Property Holdings*3 : -50	-3,908	+135
(Of which)					• Increase in Revenue From Halls and Conferences : +15		
Taxes and Public Dues	-923	-983	-967	+16	• Increase in Other Revenue Related to Rent Business due to Increase in Utilities Expense Revenue, etc. (+116) for Existing Property Holdings*3 : +118	-899	+68
Depreciation and Amortization	-1,305	-1,318	-1,358	-40	■ Gain on Sales of Real Estate Properties (+351)	-1,347	+11
Repair Expenses	-109	-108	-116	-7	• Property Transferred During 19th FP: Hulic Ginza 7 Chome Building (47.5%) (+351)	-139	-23
Leasing-related Costs	-27	-25	-52	-27	■ Expenses Related to Rent Business (-228)	-24	+27
Other Expenses Related to Rent Business	-1,463	-1,379	-1,548	-168	• Increase in Expenses Related to Rent Business for Property Acquired During 18th FP (Feb. 2023) : -71	-1,497	+51
Asset Management Fee	-1,001	-974	-1,039	-65	• Decrease in Expenses Related to Rent Business for Property Transferred During 18th FP (Feb. 2023) : +39	-988	+51
Other Operating Expenses	-223	-218	-290	-72	• Increase in Expenses Related to Taxes and Public Dues for Existing Property Holdings*3 : -7	-285	+5
Total Operating Expenses	-5,053	-5,007	-5,373	-366	• Increase in Expenses Related to Leasing-related Costs for Existing Property Holdings*3 : -26	-5,181	+191
Operating Profit	5,625	5,537	5,741	+203	• Increase in Expenses Related to Utilities of Existing Property Holdings*3 : -139	5,564	-177
Non-operating Income	0	0	0	+0	• Increased in Other Expense Related to Rent Business due to Increase in Repair Expenses etc. for Existing Property Holdings*3 (-7) : -22	0	+0
Non-operating Expenses							
Interest Expenses /Borrowing-related Expenses	-719	-757	-768	-10		-777	-9
Amortization of Investment Unit Issuance Costs	-9	-9	-9	+1		-9	+0
Amortization of Investment Corporation Bond Issuance Costs	-8	-8	-8	+0		-8	-0
Total Non-operating Expenses	-737	-776	-786	-10		-795	-9
Ordinary Profit	4,888	4,761	4,955	+193		4,768	-186
Profit	4,887	4,760	4,954	+193		4,767	-186
Cash Distributions per unit (yen)	3,480	3,480	3,480	+0		3,480	+0

\*1 Figures less than ¥1 million are truncated.

\*2 Figures are based on forecasts released on Oct. 13, 2022. For details, please refer to Financial Report for the Fiscal Period Ended August 31, 2022, which was released on Oct. 13, 2022.

\*3 "Existing properties" refers to assets held by Hulic Reit as of the end of 18th FP (Feb. 28, 2023) less the property acquired during 18th FP (ended Feb. 28, 2023) (Hulic Gotanda Building).

## Results of 18th FP (Ended Feb. 28, 2023) and New Forecasts of 19th FP (Ending Aug. 31, 2023)

						(unit: millions of yen)	
	18th FP (Feb. 28, 2023) Result (A)	19th FP Forecast (Aug. 31, 2023)		Change	Main Factors	20th FP (Feb. 29, 2024) Forecast (D)	Change
		Previous <sup>*2</sup> (B)	New (C)	(C-A)	(C-A)		(D-C)
Operating Revenues							
Real Estate Lease Business Revenues	10,552	10,545	10,764	+ 212	■ Real Estate Lease Business Revenues (+212) • Revenue Contributions From Properties Acquired During 18th FP (Feb. 2023) and 19th FP (Aug. 2023) : +281 • Decrease in Revenue for FP From Properties Transferred During 18th FP (Feb. 2023) and 19th FP (Aug. 2023) :-128 • Increase in Rent Revenue due to Decrease In Downtime, etc. of Existing Property Holdings <sup>*3</sup> : +29 • Decrease in Revenue From Halls and Conferences : -23 • Increase in Other Revenue Related to Rent Business due to Increase in Utilities Expense Revenue, etc. (+66) for Existing Property Holdings <sup>*3</sup> : +53	10,382	-382
Gain on Sales of Real Estate Properties	126	0	351	+ 224		364	+ 13
Total Operating Revenues	10,678	10,545	11,115	+ 436		10,746	-369
Operating Expenses							
Expenses Related to Rent Business	-3,828	-3,815	-4,043	-215	■ Gain on Sales of Real Estate Properties (+224) • Property Transferred During 18th FP: Yokohama Yamashitacho Building (126) • Property Transferred During 19th FP: Hulic Ginza 7 Chome Building (47.5%) (+351)	-3,908	+ 135
(Of which)							
Taxes and Public Dues	-923	-983	-967	-43		-899	+ 68
Depreciation and Amortization	-1,305	-1,318	-1,358	-53	■ Expenses Related to Rent Business (-215) • Increase in Expenses Related to Rent Business for Properties Acquired During 18th FP (Feb. 2023) and 19th FP (Aug. 2023) : -99 • Decrease in Expenses Related to Rent Business for Properties Transferred During 18th FP (Feb. 2023) and 19th FP (Aug. 2023) : +46 • Increase in Expenses Related to Taxes and Public Dues for Existing Property Holdings <sup>*3</sup> : -45 • Increase in Expenses Related to Depreciation and Amortization for Existing Property Holdings <sup>*3</sup> : -16 • Increase in Expenses Related to Leasing-related Costs for Existing Property Holdings <sup>*3</sup> : -21 • Increase in Expenses Related to Utilities of Existing Property Holdings <sup>*3</sup> : -69 • Increased in Other Expense Related to Rent Business due to Increase in Repair Expenses etc. for Existing Property Holdings <sup>*3</sup> (-6) : -9	-1,347	+ 11
Repair Expenses	-109	-108	-116	-6		-139	-23
Leasing-related Costs	-27	-25	-52	-25		-24	+ 27
Other Expenses Related to Rent Business	-1,463	-1,379	-1,548	-85		-1,497	+ 51
Asset Management Fee	-1,001	-974	-1,039	-37		-988	+ 51
Other Operating Expenses	-223	-218	-290	-67		-285	+ 5
Total Operating Expenses	-5,053	-5,007	-5,373	-320		-5,181	+ 191
Operating Profit	5,625	5,537	5,741	+ 115		5,564	-177
Non-operating Income	0	0	0	-0		0	+ 0
Non-operating Expenses							
Interest Expenses /Borrowing-related Expenses	-719	-757	-768	-48		-777	-9
Amortization of Investment Unit Issuance Costs	-9	-9	-9	-0		-9	+ 0
Amortization of Investment Corporation Bond Issuance Costs	-8	-8	-8	-0		-8	-0
Total Non-operating Expenses	-737	-776	-786	-48		-795	-9
Ordinary Profit	4,888	4,761	4,955	+ 66		4,768	-186
Profit	4,887	4,760	4,954	+ 66		4,767	-186
Cash Distributions per unit (yen)	3,480	3,480	3,480	+ 0		3,480	+ 0

\*1 Figures less than ¥1 million are truncated.

\*2 Figures are based on forecasts released on Oct. 13, 2022. For details, please refer to Financial Report for the Fiscal Period Ended August 31, 2022, which was released on Oct. 13, 2022.

\*3 "Existing properties" refers to assets held by Hulic Reit as of the end of 18th FP (Feb. 28, 2023) less the property acquired during 18th FP (ended Feb. 28, 2023) (Hulic Gotanda Building).



(unit: millions of yen)			
	17th FP (Aug. 31, 2022) (A)	18th FP (Feb. 28, 2023) (B)	Change (B-A)
<b>Assets</b>			
<b>Current Assets</b>			
Cash and Deposits	16,841	17,057	+215
Cash and Deposits in Trust	8,274	7,600	-674
Operating Accounts Receivable	17	15	-1
Prepaid Expenses	51	42	-9
Consumption Taxes Receivable	0	0	0
Other	0	5	+5
Total Current Assets	25,185	24,721	-463
<b>Noncurrent Assets</b>			
<b>Property, Plant and Equipment</b>			
Buildings, net	630	622	-7
Land	589	589	0
Buildings in Trust, net	64,907	62,827	-2,080
Structures in Trust, net	234	227	-7
Machinery and Equipment in Trust, net	275	259	-16
Tools, Furniture and Fixtures in Trust, net	57	61	+3
Land in Trust	300,916	303,839	+2,923
Construction in Progress in Trust	4	2	-1
Total Property, Plant and Equipment	367,618	368,430	+812
<b>Intangible Assets</b>			
Leasehold Interests in Land	2,345	2,345	0
Land Leasehold Interests in Trust	3,525	3,520	-5
Other	6	5	-0
Total Intangible Assets	5,877	5,870	-6
<b>Investments and Other Assets</b>			
Leasehold and Guarantee Deposits	360	360	0
Long-term Prepaid Expenses	1,072	1,042	-29
Deferred Tax Assets	0	0	0
Total Investments and Other Assets	1,432	1,402	-29
Total Noncurrent Assets	374,927	375,703	+776
<b>Deferred Assets</b>			
Investment Unit Issuance Costs	36	26	-9
Investment Corporation Bond Issuance Costs	81	72	-8
Total Deferred Assets	117	99	-18
Total Assets	400,230	400,524	+294

(unit: millions of yen)			
	17th FP (Aug. 31, 2022) (A)	18th FP (Feb. 28, 2023) (B)	Change (B-A)
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Operating Accounts Payable	729	505	-224
Short-term Borrowings	0	0	0
Current Portion of Long-term Borrowings	23,315	22,253	-1,062
Accounts Payable - Other	1,430	1,197	-232
Accrued Expenses	20	15	-5
Income Taxes Payable	84	0	-83
Accrued Consumption Taxes	354	275	-79
Advances Received	1,865	1,787	-78
Deposits Received	0	0	0
Total Current Liabilities	27,800	26,034	-1,765
<b>Noncurrent Liabilities</b>			
Investment Corporation Bonds	17,000	17,000	0
Long-term Loans Payable	138,301	140,863	+2,562
Tenant Leasehold and Security Deposits in Trust	16,165	16,102	-62
Asset Retirement Obligations	285	286	+0
Total Noncurrent Liabilities	171,751	174,252	+2,500
Total liabilities	199,552	200,286	+734
<b>Net Assets</b>			
<b>Unitholders' Equity</b>			
Unitholders' Capital	194,754	194,754	0
Deduction From Unitholders' Capital Allowance for Temporary Difference Adjustments	-3	-3	0
Total Deduction From Unitholders' Capital	-3	-3	0
Unitholders' Capital, Net	194,750	194,750	0
Surplus			
Unappropriated Internal Reserves	5,927	5,487	-440
Total Surplus	5,927	5,487	-440
Total Unitholders' Equity	200,678	200,238	-440
Total Net Assets	200,678	200,238	-440
Total Liabilities and Net Assets	400,230	400,524	294

### 18th FP Developments

- Property Acquired During 18th FP (Ended Feb. 28, 2023) (Total Acquisition Price : 6,162)
  - Hulic Gotanda Building (quasi-co-ownership interest of 90%) (Acquisition Price : 6,162)
- Property Transferred During 18th FP (Ended Feb. 28, 2023) (Total Transfer Price : 4,830)
  - Yokohama Yamashitacho Building (Transfer Price : 4,830)
- LTV at the End of 17th FP : 44.6 % → LTV at the End of 18th FP : 45.0%



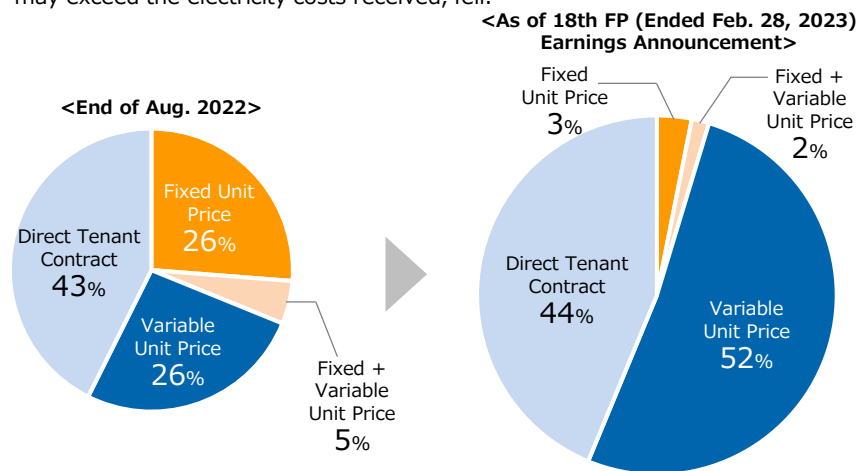
## Appendix

---

## Initiatives Aimed at Improving Revenues and Expenditures for Exclusive Areas

### Status of Tenant Invoice Methods (Based on Number of Properties)<sup>\*1</sup>

We reviewed the method for invoicing for electricity costs received from tenants, and the percentage (based on number of properties) of “fixed unit price,” and “fixed + variable unit price,” for which electricity costs paid for exclusive areas may exceed the electricity costs received, fell.



### Factors Causing Fluctuations in Revenues and Expenditures for Electricity Costs in Exclusive Areas (Image)<sup>\*2</sup>

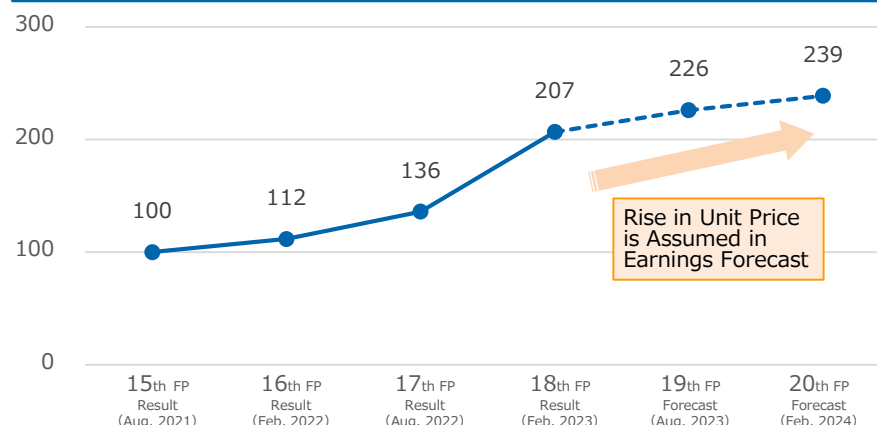
**<Period of Use Covered by Calculations of Electricity Costs in 19th FP (Ending Aug. 2023)>**

	2023 Mar.	Apr.	May.	Jun.	Jul.	Aug.
Received	Feb. Usage	Mar. Usage	Apr. Usage	May. Usage	Jun. Usage	Jul. Usage
Paid	Mar. Usage	Apr. Usage	May. Usage	Jun. Usage	Jul. Usage	Aug. Usage

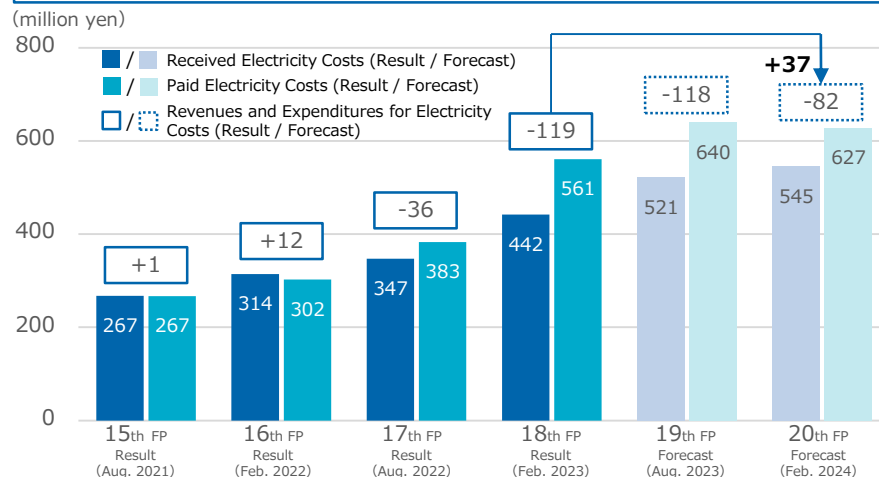
Since the period of use covered differs, there may be disparities in revenues and expenditures for electricity costs for exclusive areas due to fluctuations in tenants' electricity usage and the unit price for electricity prices.

## Actual Electricity Costs and Assumptions in Earnings Forecasts

### Fluctuations in Unit Price for Paid Electricity Costs (Index)<sup>\*3</sup>



### Fluctuations in Electricity Costs



### <Impact on DPU<sup>\*4</sup>>

+¥0/unit	+¥8/unit	-¥25/unit	-¥83/unit	-¥82/unit (Forecast)	-¥57/unit (Forecast)
----------	----------	-----------	-----------	----------------------	----------------------

<sup>\*1</sup> The basic policies on the invoicing method for tenants in each property have been compiled, but invoicing may differ from the relevant basic policy depending on agreements with individual tenants.

<sup>\*2</sup> A rough estimate of the period of use that applies to the posting of electricity costs for properties owned by HULIC REIT is noted here, and there may be disparities depending on the impact of the day on which the meter was read and other factors.

<sup>\*3</sup> The figure calculated by dividing the paid electricity costs in each period by total electricity usage is indexed with the 15th FP (ended Aug. 31, 2021) set at a value of 100. Data for the 19th FP (ending Aug. 31, 2023) and thereafter are assumptions in our earnings forecasts, and may differ in reality.

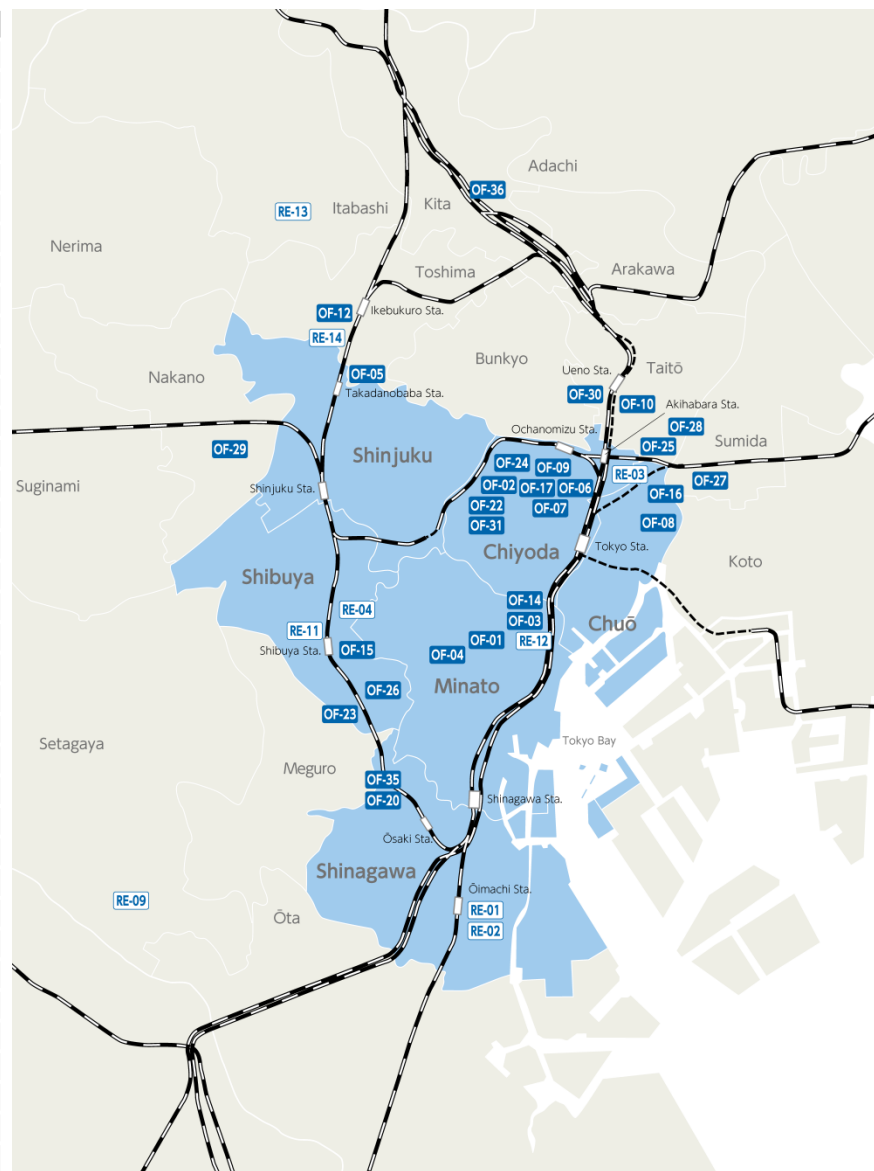
<sup>\*4</sup> A figure calculated by dividing revenues and expenditures for electricity costs by the number of investment units (1,440,000 units assumed for the 19th FP (ending Aug. 31, 2023) and thereafter) is stated here.

		End of 8th FP (Feb. 28, 2018)	End of 9th FP (Aug. 31, 2018)	End of 10th FP (Feb. 28, 2019)	End of 11th FP (Aug. 31, 2019)	End of 12th FP (Feb. 29, 2020)	End of 13th FP (Aug. 31, 2020)	End of 14th FP (Feb. 28, 2021)	End of 15th FP (Aug. 31, 2021)	End of 16th FP (Feb. 28, 2022)	End of 17th FP (Aug. 31, 2022)	End of 18th FP (Feb. 28, 2023)
No. of Properties	Portfolio Overall	44	46	50	51	55	58	58	58	62	62	62
	Tokyo Commercial Properties	28	30	34	35	37	39	38	37	39	40	40
	Next-Generation Assets Plus	16	16	16	16	18	19	20	21	23	22	22
Total Assets	Portfolio Overall	¥256.4bn	¥271.5bn	¥306.9bn	¥314.0bn	¥332.1bn	¥351.4bn	¥350.4bn	¥350.0bn	¥380.1bn	¥379.0bn	¥380.3bn
	Tokyo Commercial Properties	¥201.7bn	¥216.8bn	¥252.2bn	¥259.3bn	¥270.9bn	¥283.2bn	¥277.3bn	¥273.5bn	¥287.9bn	¥296.2bn	¥297.5bn
	Next-Generation Assets Plus	¥54.7bn	¥54.7bn	¥54.7bn	¥54.7bn	¥61.2bn	¥68.2bn	¥73.1bn	¥76.5bn	¥92.2bn	¥82.8bn	¥82.8bn
Unrealized Gains/Losses	Portfolio Overall	¥37.6bn	¥41.9bn	¥49.1bn	¥53.2bn	¥57.0bn	¥57.1bn	¥57.8bn	¥58.5bn	¥63.5bn	¥70.1bn	¥72.4bn
	Tokyo Commercial Properties	¥31.5bn	¥35.6bn	¥42.0bn	¥45.9bn	¥49.6bn	¥49.2bn	¥49.3bn	¥49.6bn	¥53.5bn	¥57.9bn	¥58.6bn
	Next-Generation Assets Plus	¥6.1bn	¥6.3bn	¥7.0bn	¥7.3bn	¥7.5bn	¥7.9bn	¥8.5bn	¥8.9bn	¥10.0bn	¥12.2bn	¥13.8bn
Average NOI Yield		4.6%	4.5%	4.5%	4.5%	4.4%	4.4%	4.4%	4.4%	4.4%	4.3%	4.3%
Average NOI Yield after Depreciation		3.9%	3.9%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.6%	3.6%
Appraisal Direct Cap Rate		3.8%	3.8%	3.7%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%
DPU		¥3,797	¥3,643	¥3,516	¥3,487	¥3,531	¥3,874	¥4,052	¥3,550	¥3,600	¥3,700	¥3,480
NAV per unit		¥161,530	¥165,441	¥169,415	¥172,657	¥175,935	¥175,943	¥176,598	¥176,819	¥179,675	¥184,369	¥185,851
Average Age of Buildings		16.2 years	17.9 years	19.8 years	21.1 years	21.3 years	20.9 years	21.1 years	21.9 years	22.0 years	22.3 years	22.9 years
Occupancy Rate		99.7%	99.8%	99.9%	100.0%	99.5%	99.8%	99.6%	99.2%	98.4%	98.7%	99.0%
PML <sup>*2</sup>		2.95	4.34	4.20	4.84	5.14	4.98	4.87	4.73	3.60	3.60	3.60

\*1 The asset categories are based on investment guidelines for each period.

\*2 In regards to the PML assessor, since the earthquake PML assessment system was updated with the aim of improving the precision of earthquake PML assessments and changing the seismic risk assessment, the PML value calculated based on the updates to the system in question will be stated from the end of 16th FP (Feb. 28, 2022).

No.	Property Name
OF-01	Hulic Kamiyacho Building
OF-02	Hulic Kudan Building (Land)
OF-03	Toranomon First Garden
OF-04	Rapiros Roppongi
OF-05	Hulic Takadanobaba Building
OF-06	Hulic Kanda Building
OF-07	Hulic Kandabashi Building
OF-08	Hulic Kakigaracho Building
OF-09	Ochanomizu Sola City
OF-10	Hulic Higashi Ueno 1 Chome Building
OF-12	Tokyo Nishi Ikebukuro Building
OF-14	Hulic Toranomon Building
OF-15	Hulic Shibuya 1 Chome Building
OF-16	Hulic Higashi Nihombashi Building
OF-17	Hulic Jimbocho Building
OF-20	Hulic Gotanda Yamate-dori Building
OF-22	Bancho House
OF-23	Ebisu Minami Building
OF-24	Hulic Iidabashi Building
OF-25	Hulic Asakusabashi Building
OF-26	Hulic Ebisu Building
OF-27	Hulic Ryogoku Building
OF-28	Hulic Asakusabashi Edo-dori
OF-29	Hulic Nakano Building
OF-30	Hulic Ueno Building
OF-31	Hulic Kojimachi Building
OF-35	Hulic Gotanda Building
OF-36	Hulic Oji Building
RE-01	Oimachi Redevelopment Building (#2)
RE-02	Oimachi Redevelopment Building (#1)
RE-03	Dining Square Akihabara Building
RE-04	Hulic Jingu-Mae Building
RE-09	Hulic Todoroki Building
RE-11	HULIC & New SHIBUYA
RE-12	HULIC & New SHINBASHI
RE-13	Hulic Shimura-sakaue
RE-14	Hulic Mejiro



\* The map shown above plots Tokyo Commercial Properties, from among the assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)). "Kichijoji Fuji Building", "Hulic Hachioji Building" and "Hulic Kobe Building" are also held in addition to the properties above.





OF-01 Office 1-min. walk from station

**Hulic Kamiyacho Building**



OF-02 Office 1-min. walk from station

**Hulic Kudan Building (Land)**



OF-03 Office 1-min. walk from station

**Toranomom First Garden**



OF-04 Office Directly connected to station

**Rapiros Roppongi**



OF-05 Office 6-min. walk from station

**Hulic Takadanobaba Building**



OF-06 Office 1-min. walk from station

**Hulic Kanda Building**



OF-07 Office 3-min. walk from station

**Hulic Kandabashi Building**



OF-08 Office 2-min. walk from station

**Hulic Kakigaracho Building**



OF-09 Office Directly connected to station

**Ochanomizu Sola City**



OF-10 Office 2-min. walk from station

**Hulic Higashi Ueno 1 Chome Building**



OF-12 Office 3-min. walk from station

**Tokyo Nishi Ikebukuro Building**



OF-14 Office 1-min. walk from station

**Hulic Toranomom Building**



OF-15 Office 5-min. walk from station

**Hulic Shibuya 1 Chome Building**



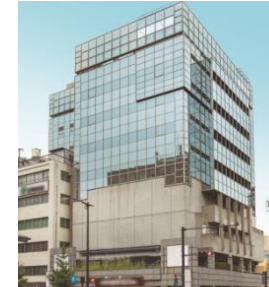
OF-16 Office 2-min. walk from station

**Hulic Higashi Nihombashi Building**



OF-17 Office 2-min. walk from station

**Hulic Jimbocho Building**



OF-20 Office 1-min. walk from station

**Hulic Gotanda Yamate-dori Building**



OF-22 Office 3-min. walk from station

**Bancho House**



OF-23 Office 4-min. walk from station

**Ebisu Minami Building**



OF-24 Office 4-min. walk from station

**Hulic Iidabashi Building**



OF-25 Office 1-min. walk from station

**Hulic Asakusabahi Building**



OF-26 Office 6-min. walk from station

**Hulic Ebisu Building**



OF-27 Office 2-min. walk from station

**Hulic Ryogoku Building**



OF-28 Office 1-min. walk from station

**Hulic Asakusabashi Edo-dori**



OF-29 Office 1-min. walk from station

**Hulic Nakano Building**



OF-30 Office 3-min. walk from station

**Hulic Ueno Building**



OF-31 Office 1-min. walk from station

**Hulic Kojimachi Building**



OF-32 Office 4-min. walk from station

**Kichijoji Fuji Building**



OF-33 Office 8-min. walk from station

**Hulic Hachioji Building**



OF-34 Office 2-min. walk from station

**Hulic Kobe Building**



OF-35 Office 2-min. walk from station

**Hulic Gotanda Building**



OF-36 Office 1-min. walk from station

**Hulic Oji Building**





**RE-01** **RE-02** Retail Properties 1-min. walk from station  
**Oimachi Redevelopment Building (#2, #1)**



**RE-03** Retail Properties 1-min. walk from station  
**Dining Square Akihabara Building**



**RE-04** Retail Properties 7-min. walk from station  
**Hulic Jingu-Mae Building**



**RE-09** Retail Properties 1-min. walk from station  
**Hulic Todoroki Building**



**RE-11** Retail Properties 5-min. walk from station  
**HULIC & New SHIBUYA**



**RE-12** Retail Properties 3-min. walk from station  
**HULIC & New SHINBASHI**



**RE-13** Retail Properties 12-min. walk from station  
**Hulic Shimura-sakaue**



**RE-14** Retail Properties 2-min. walk from station  
**Hulic Mejiro**



**NH-01** Private Nursing Home  
**Aria Matsubara**



**NH-02** Private Nursing Home  
**Trust Garden Yoganomori**



**NH-03** Private Nursing Home  
**Trust Garden Sakurashinmachi**



**NH-04** Private Nursing Home  
**Trust Garden Sugunami Miyamae**



**NH-05** Private Nursing Home  
**Trust Garden Tokiwamatsu**



**NH-06** Private Nursing Home  
**SOMPO Care La vie Re Kita-Kamakura**



NH-07 Private Nursing Home

**Charm Suite  
Shinjukutoyama**



NH-08 Private Nursing Home

**Charm Suite  
Shakujiko**



NH-09 Private Nursing Home

**Hulic Chofu**



NH-10 Private Nursing Home

**Aristage Kyodo**



NH-11 Private Nursing Home

**Granda Gakugeidaigak**



NH-12 Private Nursing Home

**Charm Premier Den-en-Chofu**



NH-13 Private Nursing Home

**Sonare Shakujii**



NW-01 Network Center

**Ikebukuro Network  
Center**



NW-02 Network Center

**Tabata Network Center**



NW-03 Network Center

**Hiroshima Network  
Center**



NW-04 Network Center

**Atsuta Network  
Center**



NW-05 Network Center

**Nagano Network Center**



NW-06 Network Center

**Chiba Network Center**



NW-07 Network Center

**Sapporo Network Center**



NW-08 Network Center

**Keihanna Network Center**



HT-01 Hotel

**Sotetsu Fresa Inn  
Ginza 7 Chome**



HT-02 Hotel

**Sotetsu Fresa Inn  
Tokyo-Roppongi**



HT-03 Hotel

**Hulic Tsukiji  
3 Chome Building**



# 5. List of Portfolio Properties (As of 18th FP Earnings Announcement)

Property No.	Property Name	Area	Location	Acquisition Price (millions of yen)	Share (%)	Completion of Construction	Total Leasable Area (m)	NOI Yield (%)	Occupancy Rate (%)
OF-01	Hulic Kamiyacho Building	6 central Tokyo wards	Minato Ward, Tokyo	55,250	15.0	Apr. 1985	32,487.06	4.0	94.6
OF-02	Hulic Kudan Building (Land)	6 central Tokyo wards	Chiyoda Ward, Tokyo	11,100	3.0	-	3,351.07	4.1	100.0
OF-03	Toranomon First Garden	6 central Tokyo wards	Minato Ward, Tokyo	8,623	2.3	Aug. 2010	5,689.97	4.4	89.3
OF-04	Rapiros Roppongi	6 central Tokyo wards	Minato Ward, Tokyo	6,210	1.7	Aug. 1997	6,730.52	6.3	91.3
OF-05	Hulic Takadanobaba Building	Other Tokyo 23 wards	Toshima Ward, Tokyo	3,900	1.1	Nov. 1993	5,369.71	5.4	100.0
OF-06	Hulic Kanda Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	3,780	1.0	Sep. 2008	3,728.36	4.6	100.0
OF-07	Hulic Kandabashi Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	2,500	0.7	Jun. 2001	2,566.95	4.8	100.0
OF-08	Hulic Kakigaracho Building	6 central Tokyo wards	Chuo Ward, Tokyo	2,210	0.6	Mar. 1993	2,858.48	5.8	100.0
OF-09	Ochanomizu Sola City	6 central Tokyo wards	Chiyoda Ward, Tokyo	38,149	10.3	Feb. 2013	13,923.42	3.6	100.0
OF-10	Hulic Higashi Ueno 1 Chome Building	Other Tokyo 23 wards	Taito Ward, Tokyo	2,678	0.7	Jul. 1988	3,137.09	4.5	100.0
OF-12	Tokyo Nishi Ikebukuro Building	Other Tokyo 23 wards	Toshima Ward, Tokyo	1,580	0.4	Oct. 1990	1,429.74	5.3	100.0
OF-14	Hulic Toranomon Building	6 central Tokyo wards	Minato Ward, Tokyo	18,310	5.0	May. 2015	8,574.65	3.4	100.0
OF-15	Hulic Shibuya 1 Chome Building	6 central Tokyo wards	Shibuya Ward, Tokyo	5,100	1.4	Aug. 1993	2,817.65	4.0	100.0
OF-16	Hulic Higashi Nihombashi Building	6 central Tokyo wards	Chuo Ward, Tokyo	3,480	0.9	Nov. 1996	3,681.20	4.6	84.1
OF-17	Hulic Jimbocho Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	1,460	0.4	Sep. 1989	1,561.38	4.6	100.0
OF-20	Hulic Gotanda Yamate-dori Building	6 central Tokyo wards	Shinagawa Ward, Tokyo	3,450	0.9	Mar. 1996	3,276.05	4.0	100.0
OF-22	Bancho House	6 central Tokyo wards	Chiyoda Ward, Tokyo	2,750	0.7	Aug. 1989	1,981.83	4.8	100.0
OF-23	Ebisu Minami Building	6 central Tokyo wards	Shibuya Ward, Tokyo	2,420	0.7	Sep. 1992	1,629.09	4.3	100.0
OF-24	Hulic Iiabashi Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	1,450	0.4	Feb. 1991	1,431.94	4.2	100.0
OF-25	Hulic Asakusabashi Building	Other Tokyo 23 wards	Taito Ward, Tokyo	4,750	1.3	Feb. 2013	5,280.72	6.1	100.0
OF-26	Hulic Ebisu Building	6 central Tokyo wards	Shibuya Ward, Tokyo	1,275	0.3	Feb. 1992	1,059.22	4.5	100.0
OF-27	Hulic Ryogoku Building	Other Tokyo 23 wards	Sumida Ward, Tokyo	5,610	1.5	Jan. 2010	4,569.34	4.0	100.0
OF-28	Hulic Asakusabashi Edo-dori	Other Tokyo 23 wards	Taito Ward, Tokyo	5,420	1.5	Sep. 2015	3,956.73	4.3	100.0
OF-29	Hulic Nakano Building	Other Tokyo 23 wards	Nakano Ward, Tokyo	3,200	0.9	Oct. 1994	2,616.83	4.4	100.0
OF-30	Hulic Ueno Building	Other Tokyo 23 wards	Taito Ward, Tokyo	4,100	1.1	(Bank branch building) <sup>*3</sup> Apr. 1986	3,031.85	4.0	100.0
OF-31	Hulic Kojimachi Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	12,600	3.4	Oct. 2010	5,380.17	3.4	100.0
OF-32	Kichijoji Fuji Building	Other	Musashino-shi, Tokyo	5,150	1.4	Oct. 1980	3,958.37	5.0	100.0
OF-33	Hulic Hachioji Building	Other	Hachioji City, Tokyo	4,900	1.3	(Bank branch building) <sup>*3</sup> Feb. 2009	3,768.00	5.1	100.0
OF-34	Hulic Kobe Building	Other	Kobe City, Hyogo	6,710	1.8	Oct. 1990	5,126.04	4.4	97.4
OF-35	Hulic Gotanda Building	6 central Tokyo wards	Shinagawa Ward, Tokyo	6,162	1.7	May. 1986	4,246.19	4.1	100.0
OF-36	Hulic Oji Building <span>New</span>	Other Tokyo 23 wards	Kita Ward, Tokyo	5,300	1.4	(Bank branch building) <sup>*3</sup> Jan. 2020	3,695.59	4.1	100.0
Subtotal for Office Properties (31 Properties)				239,577	64.8	-	152,915.21	4.2	97.6

\*1 This refers to assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2022) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 The total leasable area and occupancy rate are current as of the end of 18th FP (Feb. 28, 2023) (as of the acquisition in the case of properties acquired during 19th FP (ending Aug. 31, 2023)).

\*3 There are other parking lots, but the completion date is not noted.

# 5. List of Portfolio Properties (As of 18th FP Earnings Announcement)

Property No.	Property Name	Area	Location	Acquisition Price (millions of yen)	Share (%)	Completion of Construction	Total Leasable Area (㎡)	NOI Yield (%)	Occupancy Rate (%)
RE-01	Oimachi Redevelopment Building (#2)	6 central Tokyo wards	Shinagawa Ward, Tokyo	9,456	2.6	Sep. 1989	14,485.66	5.7	100.0
RE-02	Oimachi Redevelopment Building (#1)	6 central Tokyo wards	Shinagawa Ward, Tokyo	6,166	1.7	Sep. 1989	10,612.67	5.6	100.0
RE-03	Dining Square Akihabara Building	6 central Tokyo wards	Chiyoda Ward, Tokyo	3,200	0.9	Jun. 1993	2,169.41	4.7	100.0
RE-04	Hulic Jingu-Mae Building	6 central Tokyo wards	Shibuya Ward, Tokyo	2,660	0.7	Sep. 2000	1,656.24	4.6	100.0
RE-09	Hulic Todoroki Building	Other Tokyo 23 wards	Setagaya Ward, Tokyo	1,200	0.3	Aug. 1990	1,676.02	5.7	100.0
RE-11	HULIC &New SHIBUYA	6 central Tokyo wards	Shibuya Ward, Tokyo	3,150	0.9	Apr. 2017	898.62	3.3	100.0
RE-12	HULIC &New SHINBASHI	6 central Tokyo wards	Minato Ward, Tokyo	3,100	0.8	Apr. 2017	1,725.35	3.9	100.0
RE-13	Hulic Simura-sakaue	Other Tokyo 23 wards	Itabashi Ward, Tokyo	7,556	2.0	(Retail Property Block) Nov. 2015 (Private Nursing Home Block) Feb. 2016	11,528.34	4.3	100.0
RE-14	Hulic Mejiro	Other Tokyo 23 wards	Toshima Ward, Tokyo	5,670	1.5	Oct. 2018	3,805.72	4.0	100.0
Subtotal for Retail Properties (9 Properties)				42,158	11.4	-	48,558.03	4.8	100.0
Subtotal for Tokyo Commercial Properties (40 Properties)				281,735	76.3	-	201,473.24	4.2	98.2

\*1 This refers to assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2022) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 The total leasable area and occupancy rate are current as of the end of 18th FP (Feb. 28, 2023) (as of the acquisition in the case of properties acquired during 19th FP (ending Aug. 31, 2023)).



# 5. List of Portfolio Properties (As of 18th FP Earnings Announcement)

Property No.	Property Name	Area	Location	Acquisition Price (millions of yen)	Share (%)	Completion of Construction	Total Leasable Area (m)	NOI Yield (%)	Occupancy Rate (%)
NH-01	Aria Matsubara	Other Tokyo 23 wards	Setagaya Ward, Tokyo	3,244	0.9	Sep. 2005	5,454.48	5.9	100.0
NH-02	Trust Garden Yoganomori	Other Tokyo 23 wards	Setagaya Ward, Tokyo	5,390	1.5	Sep. 2005	5,977.75	6.0	100.0
NH-03	Trust Garden Sakurashinmachi	Other Tokyo 23 wards	Setagaya Ward, Tokyo	2,850	0.8	Aug. 2005	3,700.26	6.0	100.0
NH-04	Trust Garden Suginami Miyamae	Other Tokyo 23 wards	Suginami Ward, Tokyo	2,760	0.7	Apr. 2005	3,975.99	6.0	100.0
NH-05	Trust Garden Tokiwamatsu	6 central Tokyo wards	Shibuya Ward, Tokyo	3,030	0.8	Jan. 2016	2,893.82	4.7	100.0
NH-06	SOMPO Care La vie Re Kita-Kamakura	Others	Kamakura City, Kanagawa	1,780	0.5	Mar. 2009	4,912.57	5.7	100.0
NH-07	Charm Suite Shinjukuotoyama	6 central Tokyo wards	Shinjuku Ward, Tokyo	3,323	0.9	Jun. 2015	4,065.62	4.5	100.0
NH-08	Charm Suite Shakujiko	Other Tokyo 23 wards	Nerima Ward, Tokyo	3,200	0.9	Jun. 2014	4,241.68	4.6	100.0
NH-09	Hulic Chofu	Others	Chofu City, Tokyo	3,340	0.9	Mar. 2017	4,357.58	4.6	100.0
NH-10	Aristage Kyodo	Other Tokyo 23 wards	Setagaya Ward, Tokyo	9,000	2.4	May. 2012	13,279.12	4.3	100.0
NH-11	Granda Gakugeidaigaku	Other Tokyo 23 wards	Meguro Ward, Tokyo	2,200	0.6	Apr. 2013	2,803.79	4.1	100.0
NH-12	Charm Premier Den-en-Chofu <span>New</span>	Other Tokyo 23 wards	Setagaya Ward, Tokyo	2,550	0.7	Feb. 2018	1,983.71	4.0	100.0
NH-13	Sonare Shakujii <span>New</span>	Other Tokyo 23 wards	Nerima Ward, Tokyo	2,400	0.6	Oct. 2018	2,295.79	4.1	100.0
Subtotal for Private Nursing Homes (13 Properties)				45,067	12.2	-	59,942.16	4.9	100.0
NW-01	Ikebukuro Network Center	Other Tokyo 23 wards	Toshima Ward, Tokyo	4,570	1.2	Jan. 2001	12,773.04	5.1	100.0
NW-02	Tabata Network Center	Other Tokyo 23 wards	Kita Ward, Tokyo	1,355	0.4	Apr. 1998	3,832.73	5.7	100.0
NW-03	Hiroshima Network Center	Others	Hiroshima City, Hiroshima	1,080	0.3	Oct. 2001	5,208.54	6.7	100.0
NW-04	Atsuta Network Center	Others	Nagoya City, Aichi	1,015	0.3	May. 1997	4,943.10	6.0	100.0
NW-05	Nagano Network Center	Others	Nagano City, Nagano	305	0.1	Sep. 1994	2,211.24	8.7	100.0
NW-06	Chiba Network Center	Others	Inzai City, Chiba	7,060	1.9	Jun. 1995	23,338.00	5.4	100.0
NW-07	Sapporo Network Center	Others	Sapporo City, Hokkaido	2,510	0.7	Jan. 2002	9,793.57	5.4	100.0
NW-08	Keihanna Network Center	Others	Kizugawa City, Kyoto	1,250	0.3	May. 2001	9,273.44	5.9	100.0
Subtotal for Network Centers (8 Properties)				19,145	5.2	-	71,373.66	5.5	100.0
HT-01	Sotetsu Fresa Inn Ginza 7 Chome	6 central Tokyo wards	Chuo Ward, Tokyo	11,520	3.1	Aug. 2016	6,984.32	3.8	100.0
HT-02	Sotetsu Fresa Inn Tokyo-Roppongi	6 central Tokyo wards	Minato Ward, Tokyo	5,000	1.4	Aug. 2017	2,408.45	3.8	100.0
HT-03	Hulic Tsukiji 3 Chome Building	6 central Tokyo wards	Chuo Ward, Tokyo	6,972	1.9	Nov. 2018	4,740.31	3.9	100.0
Subtotal for Hotels (3 Properties)				23,492	6.4	-	14,133.08	3.8	100.0
Subtotal for Next-Generation Assets Plus (24 Properties)				87,704	23.7	-	145,448.90	4.8	100.0
Total (64 Properties)				369,439	100.0	-	346,922.14	4.4	98.9

\*1 This refers to assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2022) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 The total leasable area and occupancy rate are current as of the end of 18th FP (Feb. 28, 2023) (as of the acquisition in the case of properties acquired during 19th FP (ending Aug. 31, 2023)).

# 6. Status of Appraisal Values by Property (End of 18th FP)

(unit : millions of yen)

Property Name			①	②	③						④		
			Acquisition Price	Book Value	Appraisal Value (Feb. 28, 2023)					Appraisal Firm	Unrealized Gains / Losses		
				(As of Feb. 28, 2023)	Profit Price	Cap Rate	Profit Price	Discount Rate	Terminal Cap Rate				
			(*1)	(*1)		(Direct Capitalization Method)	(*2)	(DCF)	(*2)	(*2)		③ - ②	
Office Properties (31 Properties)	OF-01	Hulic Kamiyacho Building	55,250	55,416	66,800	69,000	3.1%	65,800	2.9%	3.3%	DAIWA REAL ESTATE APPRAISAL	11,383	
	OF-02	Hulic Kudan Building (Land)	11,100	11,191	14,100	14,200	3.2%	14,000	2.8%	3.3%	Japan Real Estate Institute	2,908	
	OF-03	Toranomon First Garden	8,623	7,959	12,200	12,300	3.0%	12,200	2.7%	3.1%	CBRE	4,240	
	OF-04	Rapiros Roppongi	6,210	6,638	10,900	11,100	3.2%	10,600	2.9%	3.4%	Japan Real Estate Institute	4,261	
	OF-05	Hulic Takadanobaba Building	3,900	3,716	4,980	4,930	3.8%	5,000	3.6%	4.0%	DAIWA REAL ESTATE APPRAISAL	1,263	
	OF-06	Hulic Kanda Building	3,780	3,477	4,510	4,640	3.6%	4,460	3.7%	3.8%	The Tanizawa Sogo Appraisal	1,032	
	OF-07	Hulic Kandabashi Building	2,500	2,433	2,970	3,020	3.5%	2,950	3.3%	3.7%	DAIWA REAL ESTATE APPRAISAL	536	
	OF-08	Hulic Kakigaracho Building	2,210	2,137	2,840	2,850	3.9%	2,840	4.0%	4.1%	The Tanizawa Sogo Appraisal	702	
	OF-09	Ochanomizu Sola City	38,149	35,912	46,655	47,306	2.9%	46,004	2.7%	3.0%	Japan Real Estate Institute	10,742	
	OF-10	Hulic Higashi Ueno 1 Chome Building	2,678	2,745	3,120	3,130	3.6%	3,100	3.4%	3.7%	Japan Real Estate Institute	374	
	OF-12	Tokyo Nishi Ikebukuro Building	1,580	1,573	2,100	2,130	3.8%	2,060	3.6%	4.0%	Japan Real Estate Institute	526	
	OF-14	Hulic Toranomon Building	18,310	17,674	22,500	22,900	2.7%	22,100	2.5%	2.8%	Japan Real Estate Institute	4,825	
	OF-15	Hulic Shibuya 1 Chome Building	5,100	5,088	5,950	6,080	3.2%	5,890	3.3%	3.4%	The Tanizawa Sogo Appraisal	861	
	OF-16	Hulic Higashi Nihombashi Building	3,480	3,517	3,660	3,800	3.9%	3,600	4.0%	4.1%	The Tanizawa Sogo Appraisal	142	
	OF-17	Hulic Jimbocho Building	1,460	1,541	1,730	1,750	3.6%	1,710	3.4%	3.7%	Japan Real Estate Institute	188	
	OF-18	Hulic Ginza 7 Chome Building	21,080	21,066	21,850	22,135	3.1%	21,470	2.9%	3.1%	Japan Real Estate Institute	783	
	OF-20	Hulic Gotanda Yamate-dori Building	3,450	3,559	3,520	3,770	3.5%	3,410	3.3%	3.7%	DAIWA REAL ESTATE APPRAISAL	-39	
	OF-22	Bancho House	2,750	2,756	3,460	3,460	3.6%	3,460	3.4%	3.8%	DAIWA REAL ESTATE APPRAISAL	703	
	OF-23	Ebisu Minami Building (*3)	2,420	2,426	2,660	2,760	3.6%	2,620	3.6%	3.7%	The Tanizawa Sogo Appraisal	233	
	OF-24	Hulic Iidabashi Building	1,450	1,447	1,550	1,590	3.7%	1,530	3.8%	3.9%	The Tanizawa Sogo Appraisal	102	
	OF-25	Hulic Asakusabashi Building (*4)	4,750	4,501	4,970	4,930	4.7%	4,990	4.7%	-	The Tanizawa Sogo Appraisal	468	
	OF-26	Hulic Ebisu Building	1,275	1,281	1,380	1,420	3.6%	1,380	3.4%	3.7%	CBRE	98	
	OF-27	Hulic Ryogoku Building	5,610	5,454	6,102	6,156	3.6%	6,048	3.4%	3.7%	Japan Real Estate Institute	647	
	OF-28	Hulic Asakusabashi Edo-dori	5,420	5,364	5,976	5,985	3.8%	5,958	3.4%	3.7%	Japan Real Estate Institute	611	
	OF-29	Hulic Nakano Building	3,200	3,197	3,609	3,645	3.7%	3,573	3.5%	3.8%	Japan Real Estate Institute	411	
	OF-30	Hulic Ueno Building	4,100	4,122	4,617	4,662	3.4%	4,563	3.2%	3.5%	Japan Real Estate Institute	494	
	OF-31	Hulic Kojimachi Building	12,600	12,589	13,500	14,000	3.0%	13,300	2.8%	3.2%	DAIWA REAL ESTATE APPRAISAL	910	
	OF-32	Kichijoji Fuji Building	5,150	5,167	6,440	6,530	4.0%	6,400	4.1%	4.2%	The Tanizawa Sogo Appraisal	1,272	
	OF-33	Hulic Hachioji Building	4,900	4,819	5,292	5,328	4.6%	5,256	4.4%	4.7%	Japan Real Estate Institute	472	
	OF-34	Hulic Kobe Building	6,710	6,815	6,930	6,980	4.1%	6,910	3.9%	4.3%	DAIWA REAL ESTATE APPRAISAL	114	
	OF-35	Hulic Gotanda Building	6,162	6,185	6,340	6,520	3.8%	6,260	3.9%	4.0%	The Tanizawa Sogo Appraisal	154	
	Subtotal for Office Properties (31 Properties)			255,357	251,780	303,211	309,007	3.3%	299,442	3.1%	3.4%		51,430
	Retail Properties (9 Properties)	RE-01	Oimachi Redevelopment Building (#2)	9,456	9,432	11,800	12,000	4.0%	11,700	4.1%	4.2%	The Tanizawa Sogo Appraisal	2,367
		RE-02	Oimachi Redevelopment Building (#1)	6,166	6,330	7,110	7,170	4.2%	7,080	4.3%	4.4%	The Tanizawa Sogo Appraisal	779
		RE-03	Dining Square Akihabara Building	3,200	3,184	4,000	4,040	3.7%	3,960	3.5%	3.8%	Japan Real Estate Institute	815
RE-04		Hulic Jingu-Mae Building	2,660	2,631	3,550	3,680	3.3%	3,500	3.4%	3.5%	The Tanizawa Sogo Appraisal	918	
RE-09		Hulic Todoroki Building	1,200	1,200	1,440	1,450	4.4%	1,430	4.5%	4.6%	The Tanizawa Sogo Appraisal	239	
RE-11		HULIC &New SHIBUYA	3,150	3,070	3,560	3,610	2.9%	3,505	2.7%	3.0%	Japan Real Estate Institute	489	
RE-12		HULIC &New SHINBASHI	3,100	2,979	3,400	3,430	3.5%	3,370	3.3%	3.6%	Japan Real Estate Institute	420	
RE-13		Hulic Simura-sakaue	7,556	7,220	7,500	7,640	4.3%	7,350	4.1%	4.6%	Japan Real Estate Institute	279	
RE-14		Hulic Mejiro	5,670	5,620	6,450	6,500	3.5%	6,390	3.3%	3.6%	Japan Real Estate Institute	829	
Subtotal for Retail Properties (9 Properties)			42,158	41,670	48,810	49,520	3.8%	48,285	3.8%	4.0%		7,139	
Subtotal for Tokyo Commercial Properties (40 Properties)			297,515	293,450	352,021	358,527	3.3%	347,727	3.2%	3.4%		58,570	

\*1 Acquisition prices are rounded to the nearest million yen. Book values are rounded off units of less than one million yen.

\*2 Subtotals of respective yields are stated as the weighted averages of yields of each property based on appraisal values.

\*3 Although the OF-23 discount rate was 3.5% from the 1st FY to the 5th FY, and 3.6% from the 6th FY to the 11th FY, the figures for the 6th FY to the 11th FY (3.6%) are stated in the table.

\*4 For OF-25, a calculation method based on the capitalization method over a definite term (modified Inwood method) has been adopted in view of the fact that the land lease right acquired is a fixed-term land sublease right for business use, and therefore the capitalization rate is the discount rate for a capitalization method over a definite term (modified Inwood method). In addition, because the final capitalization rate does not apply for the DCF method, it is not stated. For the sake of comparison, the discount rate for the DCF method has been substituted for the subtotal, the intermediate total, and the total of the final capitalization rate for the DCF method.

# 6. Status of Appraisal Values by Property (End of 18th FP)

(unit : millions of yen)

Property Name			①	②	③						④	
			Acquisition Price	Book Value (As of Feb. 28, 2023)	Appraisal Value (Feb. 28, 2023)						Unrealized Gains / Losses	
						Profit Price (Direct Capitalization Method)	Cap Rate (*2)	Profit Price (DCF)	Discount Rate (*2)	Terminal Cap Rate (*2)		Appraisal Firm
			(*1)	(*1)							③－②	
NH	NH-01	Aria Matsubara	3,244	3,053	4,610	4,630	4.1%	4,590	3.8%	4.2%	Japan Real Estate Institute	1,556
	NH-02	Trust Garden Yoganomori	5,390	5,231	7,340	7,370	4.4%	7,310	4.1%	4.5%	Japan Real Estate Institute	2,108
	NH-03	Trust Garden Sakurashinmachi	2,850	2,785	3,930	3,940	4.3%	3,910	4.0%	4.4%	Japan Real Estate Institute	1,144
	NH-04	Trust Garden Suginami Miyamae	2,760	2,678	3,790	3,800	4.3%	3,780	4.0%	4.4%	Japan Real Estate Institute	1,111
	NH-05	Trust Garden Tokiwamatsu	3,030	2,891	3,580	3,610	3.9%	3,550	3.7%	4.0%	Japan Real Estate Institute	688
	NH-06	SOMPO Care La vie Re Kita-Kamakura	1,780	1,644	1,870	1,890	5.1%	1,850	4.9%	5.3%	Japan Real Estate Institute	225
	NH-07	Charm Suite Shinjukutoyama	3,323	3,310	3,840	3,870	3.8%	3,800	3.6%	3.9%	Japan Real Estate Institute	529
	NH-08	Charm Suite Shakujikocho	3,200	3,163	3,540	3,570	4.1%	3,510	3.9%	4.2%	Japan Real Estate Institute	376
	NH-09	Hulic Chofu	3,340	3,373	3,750	3,780	4.0%	3,720	3.8%	4.1%	Japan Real Estate Institute	376
	NH-10	Aristage Kyodo	9,000	9,152	10,070	10,165	3.7%	9,975	3.5%	3.8%	Japan Real Estate Institute	917
	NH-11	Granda Gakugeidaigaku	2,200	2,243	2,440	2,460	3.6%	2,410	3.4%	3.7%	Japan Real Estate Institute	196
Subtotal for Private Nursing Homes (11 Properties)			40,117	39,529	48,760	49,085	4.1%	48,405	3.8%	4.2%		9,230
NW	NW-01	Ikebukuro Network Center	4,570	4,422	5,510	5,540	4.2%	5,470	3.9%	4.3%	Japan Real Estate Institute	1,087
	NW-02	Tabata Network Center	1,355	1,335	1,600	1,610	4.7%	1,590	4.4%	4.8%	Japan Real Estate Institute	264
	NW-03	Hiroshima Network Center	1,080	998	1,220	1,220	5.7%	1,210	5.4%	5.8%	Japan Real Estate Institute	221
	NW-04	Atsuta Network Center	1,015	951	1,080	1,080	5.4%	1,070	5.1%	5.5%	Japan Real Estate Institute	128
	NW-05	Nagano Network Center	305	284	365	365	6.9%	364	6.7%	7.1%	Japan Real Estate Institute	80
	NW-06	Chiba Network Center	7,060	6,765	7,730	7,750	4.8%	7,700	4.5%	4.9%	Japan Real Estate Institute	964
	NW-07	Sapporo Network Center	2,510	2,467	2,570	2,580	5.2%	2,560	4.9%	5.3%	Japan Real Estate Institute	102
	NW-08	Keihanna Network Center	1,250	1,146	1,380	1,380	5.2%	1,380	4.9%	5.3%	Japan Real Estate Institute	233
Subtotal for Network Centers (8 Properties)			19,145	18,372	21,455	21,525	4.8%	21,344	4.5%	4.9%		3,082
HT	HT-01	Sotetsu Fresa Inn Ginza 7 Chome	11,520	11,293	12,200	12,400	3.5%	11,900	3.3%	3.7%	Japan Real Estate Institute	906
	HT-02	Sotetsu Fresa Inn Tokyo-Roppongi	5,000	4,809	4,950	5,050	3.7%	4,850	3.5%	3.9%	Japan Real Estate Institute	140
	HT-03	Hulic Tsukiji 3 Chome Building	6,972	6,841	7,310	7,450	3.6%	7,170	3.4%	3.8%	Japan Real Estate Institute	468
Subtotal for Hotels (3 Properties)			23,492	22,944	24,460	24,900	3.6%	23,920	3.4%	3.8%		1,515
Subtotal for Next-Generation Assets Plus (22 Properties)			82,754	80,845	94,675	95,510	4.1%	93,669	3.9%	4.2%		13,829
Total (62 Properties)			380,269	374,296	446,696	454,037	3.5%	441,396	3.3%	3.6%		72,399

\*1 Acquisition prices are rounded to the nearest million yen. Book values are rounded off units of less than one million yen.

\*2 Subtotals of respective yields are stated as the weighted averages of yields of each property based on appraisal values.

# 7. Status of Appraisal Values by Property (Compared with 17th FP)

(unit : millions of yen)

Property Name	Appraisal Value			Cap Rate (Direct Capitalization Method)			Appraisal Firm
	①	②	③	④	⑤	⑥	
	End of 17th FP Aug. 31, 2022	End of 18th FP Feb. 28, 2023	Difference ② - ①	End of 17th FP Aug. 31, 2022	End of 18th FP Feb. 28, 2023	Difference ⑤ - ④	
OF-01 Hulic Kamiyacho Building	66,900	66,800	-100	3.1%	3.1%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-02 Hulic Kudan Building (Land)	14,100	14,100	0	3.2%	3.2%	0.0%	Japan Real Estate Institute
OF-03 Toranomon First Garden	12,200	12,200	0	3.1%	3.0%	-0.1%	CBRE
OF-04 Rapiros Roppongi	11,000	10,900	-100	3.2%	3.2%	0.0%	Japan Real Estate Institute
OF-05 Hulic Takadanobaba Building	4,980	4,980	0	3.8%	3.8%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-06 Hulic Kanda Building	4,530	4,510	-20	3.6%	3.6%	0.0%	The Tanizawa Sogo Appraisal
OF-07 Hulic Kandabashi Building	2,960	2,970	+10	3.5%	3.5%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-08 Hulic Kakigaracho Building	2,870	2,840	-30	3.9%	3.9%	0.0%	The Tanizawa Sogo Appraisal
OF-09 Ochanomizu Sola City	46,655	46,655	0	2.9%	2.9%	0.0%	Japan Real Estate Institute
OF-10 Hulic Higashi Ueno 1 Chome Building	3,120	3,120	0	3.6%	3.6%	0.0%	Japan Real Estate Institute
OF-12 Tokyo Nishi Ikebukuro Building	2,100	2,100	0	3.8%	3.8%	0.0%	Japan Real Estate Institute
OF-14 Hulic Toranomon Building	22,500	22,500	0	2.7%	2.7%	0.0%	Japan Real Estate Institute
OF-15 Hulic Shibuya 1 Chome Building	5,920	5,950	+30	3.2%	3.2%	0.0%	The Tanizawa Sogo Appraisal
OF-16 Hulic Higashi Nihombashi Building	3,670	3,660	-10	3.9%	3.9%	0.0%	The Tanizawa Sogo Appraisal
OF-17 Hulic Jimbocho Building	1,730	1,730	0	3.6%	3.6%	0.0%	Japan Real Estate Institute
OF-18 Hulic Ginza 7 Chome Building	21,850	21,850	0	3.2%	3.1%	-0.1%	Japan Real Estate Institute
OF-20 Hulic Gotanda Yamate-dori Building	3,520	3,520	0	3.5%	3.5%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-22 Bancho House	3,380	3,460	+80	3.7%	3.6%	-0.1%	DAIWA REAL ESTATE APPRAISAL
OF-23 Ebisu Minami Building	2,680	2,660	-20	3.6%	3.6%	0.0%	The Tanizawa Sogo Appraisal
OF-24 Hulic Iidabashi Building	1,550	1,550	0	3.7%	3.7%	0.0%	The Tanizawa Sogo Appraisal
OF-25 Hulic Asakusabashi Building (*2)	4,960	4,970	+10	4.7%	4.7%	0.0%	The Tanizawa Sogo Appraisal
OF-26 Hulic Ebisu Building	1,340	1,380	+40	3.7%	3.6%	-0.1%	CBRE
OF-27 Hulic Ryogoku Building	6,102	6,102	0	3.6%	3.6%	0.0%	Japan Real Estate Institute
OF-28 Hulic Asakusabashi Edo-dori	5,976	5,976	0	3.8%	3.8%	0.0%	Japan Real Estate Institute
OF-29 Hulic Nakano Building	3,609	3,609	0	3.7%	3.7%	0.0%	Japan Real Estate Institute
OF-30 Hulic Ueno Building	4,608	4,617	+9	3.4%	3.4%	0.0%	Japan Real Estate Institute
OF-31 Hulic Kojimachi Building	13,500	13,500	0	3.0%	3.0%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-32 Kichijoji Fuji Building	6,480	6,440	-40	4.0%	4.0%	0.0%	The Tanizawa Sogo Appraisal
OF-33 Hulic Hachioji Building	5,292	5,292	0	4.6%	4.6%	0.0%	Japan Real Estate Institute
OF-34 Hulic Kobe Building	6,930	6,930	0	4.1%	4.1%	0.0%	DAIWA REAL ESTATE APPRAISAL
OF-35 Hulic Gotanda Building (*3)	6,410	6,340	-70	3.8%	3.8%	0.0%	The Tanizawa Sogo Appraisal
<b>Subtotal for Office Properties (31 Properties)</b>	<b>303,422</b>	<b>303,211</b>	<b>-211</b>	<b>3.3%</b>	<b>3.3%</b>	<b>-0.0%</b>	
RE-01 Oimachi Redevelopment Building (#2)	11,900	11,800	-100	4.0%	4.0%	0.0%	The Tanizawa Sogo Appraisal
RE-02 Oimachi Redevelopment Building (#1)	7,220	7,110	-110	4.2%	4.2%	0.0%	The Tanizawa Sogo Appraisal
RE-03 Dining Square Akihabara Building	4,000	4,000	0	3.7%	3.7%	0.0%	Japan Real Estate Institute
RE-04 Hulic Jingu-Mae Building	3,630	3,550	-80	3.3%	3.3%	0.0%	The Tanizawa Sogo Appraisal
RE-09 Hulic Todoroki Building	1,440	1,440	0	4.4%	4.4%	0.0%	The Tanizawa Sogo Appraisal
RE-11 HULIC & New SHIBUYA	3,400	3,560	+160	3.0%	2.9%	-0.1%	Japan Real Estate Institute
RE-12 HULIC & New SHINBASHI	3,310	3,400	+90	3.6%	3.5%	-0.1%	Japan Real Estate Institute
RE-13 Hulic Simura-sakaue	7,330	7,500	+170	4.4%	4.3%	-0.1%	Japan Real Estate Institute
RE-14 Hulic Mejiro	6,290	6,450	+160	3.6%	3.5%	-0.1%	Japan Real Estate Institute
<b>Subtotal for Retail Properties (9 Properties)</b>	<b>48,520</b>	<b>48,810</b>	<b>+290</b>	<b>3.9%</b>	<b>3.8%</b>	<b>-0.0%</b>	
<b>Subtotal for Tokyo Commercial Properties (40 Properties)</b>	<b>351,942</b>	<b>352,021</b>	<b>+79</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-0.0%</b>	

\*1 Subtotals of respective yields are stated as the weighted averages of yields of each property based on appraisal values.

\*2 For OF-25, a calculation method based on the capitalization method over a definite term (modified Inwood method) has been adopted in view of the fact that the land lease right acquired is a fixed-term land sublease right for business use, and therefore the capitalization rate is the discount rate for a capitalization method over a definite term (modified Inwood method). In addition, because the final capitalization rate does not apply for the DCF method, it is not stated. For the sake of comparison, the discount rate for the DCF method has been substituted for the subtotal, the intermediate total, and the total of the final capitalization rate for the DCF method.

\*3 Regarding property acquired during 18th FP (ended Feb. 28, 2023), the figures noted under "17th FP (ended Aug. 31, 2022)" are for the time of acquisition, and these are used in each calculations.

# 7. Status of Appraisal Values by Property (Compared with 17th FP)

(unit : millions of yen)

Property Name	Appraisal Value			Cap Rate (Direct Capitalization Method)			Appraisal Firm
	①	②	③	④	⑤	⑥	
	End of 17th FP Aug. 31, 2022	End of 18th FP Feb. 28, 2023	Difference ② - ①	End of 17th FP Aug. 31, 2022	End of 18th FP Feb. 28, 2023	Difference ⑤ - ④	
NH-01 Aria Matsubara	4,520	4,610	+90	4.2%	4.1%	-0.1%	Japan Real Estate Institute
NH-02 Trust Garden Yoganomori	7,200	7,340	+140	4.5%	4.4%	-0.1%	Japan Real Estate Institute
NH-03 Trust Garden Sakurashinmachi	3,850	3,930	+80	4.4%	4.3%	-0.1%	Japan Real Estate Institute
NH-04 Trust Garden Sugunami Miyamae	3,730	3,790	+60	4.4%	4.3%	-0.1%	Japan Real Estate Institute
NH-05 Trust Garden Tokiwamatsu	3,490	3,580	+90	4.0%	3.9%	-0.1%	Japan Real Estate Institute
NH-06 SOMPO Care La vie Re Kita-Kamakura	1,860	1,870	+10	5.2%	5.1%	-0.1%	Japan Real Estate Institute
NH-07 Charm Suite Shinjukutoyama	3,740	3,840	+100	3.9%	3.8%	-0.1%	Japan Real Estate Institute
NH-08 Charm Suite Shakujikoan	3,460	3,540	+80	4.2%	4.1%	-0.1%	Japan Real Estate Institute
NH-09 Hulic Chofu	3,650	3,750	+100	4.1%	4.0%	-0.1%	Japan Real Estate Institute
NH-10 Aristage Kyodo	9,785	10,070	+285	3.8%	3.7%	-0.1%	Japan Real Estate Institute
NH-11 Granda Gakugeidaigaku	2,370	2,440	+70	3.7%	3.6%	-0.1%	Japan Real Estate Institute
<b>Subtotal for Private Nursing Homes (11 Properties)</b>	<b>47,655</b>	<b>48,760</b>	<b>+1,105</b>	<b>4.2%</b>	<b>4.1%</b>	<b>-0.1%</b>	
NW-01 Ikebukuro Network Center	5,500	5,510	+10	4.2%	4.2%	0.0%	Japan Real Estate Institute
NW-02 Tabata Network Center	1,600	1,600	0	4.7%	4.7%	0.0%	Japan Real Estate Institute
NW-03 Hiroshima Network Center	1,220	1,220	0	5.7%	5.7%	0.0%	Japan Real Estate Institute
NW-04 Atsuta Network Center	1,080	1,080	0	5.4%	5.4%	0.0%	Japan Real Estate Institute
NW-05 Nagano Network Center	364	365	+1	6.9%	6.9%	0.0%	Japan Real Estate Institute
NW-06 Chiba Network Center	7,560	7,730	+170	4.9%	4.8%	-0.1%	Japan Real Estate Institute
NW-07 Sapporo Network Center	2,560	2,570	+10	5.2%	5.2%	0.0%	Japan Real Estate Institute
NW-08 Keihanna Network Center	1,350	1,380	+30	5.3%	5.2%	-0.1%	Japan Real Estate Institute
<b>Subtotal for Network Centers (8 Properties)</b>	<b>21,234</b>	<b>21,455</b>	<b>+221</b>	<b>4.9%</b>	<b>4.8%</b>	<b>-0.0%</b>	
HT-01 Sotetsu Fresa Inn Ginza 7 Chome	12,200	12,200	0	3.5%	3.5%	0.0%	Japan Real Estate Institute
HT-02 Sotetsu Fresa Inn Tokyo-Roppongi	4,950	4,950	0	3.7%	3.7%	0.0%	Japan Real Estate Institute
HT-03 Hulic Tsukiji 3 Chome Building	7,310	7,310	0	3.6%	3.6%	0.0%	Japan Real Estate Institute
<b>Subtotal for Hotels (3 Properties)</b>	<b>24,460</b>	<b>24,460</b>	<b>0</b>	<b>3.6%</b>	<b>3.6%</b>	<b>0.0%</b>	
<b>Subtotal for Next-Generation Assets Plus (22 Properties)</b>	<b>93,349</b>	<b>94,675</b>	<b>+1,326</b>	<b>4.2%</b>	<b>4.1%</b>	<b>-0.1%</b>	
<b>Total (62 Properties)</b>	<b>445,291</b>	<b>446,696</b>	<b>+1,405</b>	<b>3.5%</b>	<b>3.5%</b>	<b>-0.0%</b>	

\*1 Subtotals and totals of respective yields are stated as the weighted averages of yields of each property based on appraisal values.

\*2 Appraisal value is rounded to the nearest million yen.

# 8. Top End-Tenants by Total Area Leased (As of 18th FP Earnings Announcement)

No.	End-tenant	Property Name	Leased Area (m) <sup>*1</sup>	Area Ratio (%) <sup>*2</sup>	Expiration Date <sup>*1</sup>	Form of Agreement <sup>*1</sup>
1	SoftBank Corp.	Ikebukuro Network Center Tabata Network Center Hiroshima Network Center Atsuta Network Center Nagano Network Center Chiba Network Center Sapporo Network Center Keihanna Network Center	71,373.66	20.8	Sep. 30, 2030 Sep. 30, 2030 Sep. 30, 2030 Sep. 30, 2030 Nov. 5, 2024 Sep. 30, 2030 Sep. 30, 2030 Sep. 30, 2030	Fixed-term Building Lease Agree
2	Hulic Co., Ltd.	Hulic Kudan Building (Land) Oimachi Redevelopment Building (#2) Oimachi Redevelopment Building (#1)	28,449.40	8.3	Feb. 6, 2063 Feb. 6, 2023 - <sup>*3</sup>	Fixed-term Business-use Land Lease Agreement Ordinary Building Lease Agreement Ordinary Building Lease Agreement
3	Mizuho Bank, Ltd.	Hulic Ryogoku Building Hulic Asakusabashi Edo-dori Hulic Nakano Building Hulic Ueno Building Hulic Kojimachi Building Kichijoji Fuji Building Hulic Hachioji Building Hulic Kobe Building Hulic Gotanda Building Hulic Oji Building	20,774.31	6.1	- <sup>*4</sup>	Ordinary Building Lease Agreement
4	HIMEDIC, Inc.	Trust Garden Yoganomori Trust Garden Sakurashinmachi Trust Garden Suginami Miyamae Trust Garden Tokiwamatsu	16,547.82	4.8	Jan. 24, 2028 Jan. 24, 2028 Jan. 24, 2028 Feb. 29, 2036	Ordinary Building Lease Agreement
5	Charm Care Corporation Co., Ltd.	Charm Suite Shinjukutoyama Charm Suite Shakujiko-en Hulic Chofu Charm Premier Den-en-Chofu	13,792.86	4.0	Oct. 31, 2045 Oct. 31, 2044 Jul. 20, 2047 Mar. 31, 2048	Ordinary Building Lease Agreement
6	Keio Corporation	Aristage Kyodo	13,279.12	3.9	May. 7, 2042	Ordinary Building Lease Agreement
7	Sotetsu Hotel Development Co., Ltd.	Sotetsu Fresa Inn Ginza 7 Chome Sotetsu Fresa Inn Tokyo-Roppongi	9,392.77	2.7	Sep. 30, 2046 Oct. 9, 2047	Fixed-term Building Lease Agree
8	Benesse Style Care Co., Ltd.	Aria Matsubara Granda Gakugeidaigaku	8,258.27	2.4	Sep. 30, 2030 Apr. 30, 2043	Ordinary Building Lease Agreement
9	Mizuho Securities Co., Ltd.	Ochanomizu Sola City Hulic Ueno Building Hulic Hachioji Building Hulic Kobe Building	5,522.25	1.6	- <sup>*4</sup>	Fixed-term Building Lease Agreement Ordinary Building Lease Agreement Ordinary Building Lease Agreement Ordinary Building Lease Agreement
10	Sompo Care Inc.	Sompo Care La vie Re Kita-kamakura	4,912.57	1.4	Mar. 31, 2029	Ordinary Building Lease Agreement

<sup>\*1</sup> Leased area, expiration date and form of agreement are shown on the lease agreement with the end tenant as lessee that is in effect as of 18th FP (ended Feb. 28, 2023) earnings announcement.

<sup>\*2</sup> Ratios are rounded to the 1st decimal place.

<sup>\*3</sup> The lease agreement for "Oimachi Redevelopment Building (#1)" was renewed as the lease agreement does not specify a term at the last renewal of the agreement.

<sup>\*4</sup> Hulic Reit has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.



## Key Financial Indicators

	End of 16th FP (Feb. 28, 2022)	End of 17th FP (Aug. 31, 2022)	End of 18th FP (Feb. 28, 2023)
Total Interest-bearing Debt <sup>*1</sup>	¥176.4 bn	¥178.6 bn	¥180.1 bn
Fixed-interest Debt Ratio <sup>*2</sup> (incl. Interest Rates Fixed by Swap Transaction)	97.9%	99.0%	99.4%
Avg. Interest Rate <sup>*2</sup>	0.60%	0.60%	0.61%

## Investment Corporation Bonds Issued

	1st Unsecured Investment Corporation Bonds	3rd Unsecured Investment Corporation Bonds	4th Unsecured Investment Corporation Bonds	5th Unsecured Investment Corporation Bonds	6th Unsecured Investment Corporation Bonds	7th Unsecured Investment Corporation Bonds
Issue Amount	¥2 bn	¥1 bn	¥7 bn	¥2 bn	¥3 bn	¥2 bn
Date of Issue	Aug. 31, 2015	Dec. 13, 2016	Aug. 30, 2018	Dec. 11, 2019	Oct. 29, 2020	May. 24, 2022
Issued Period	10 Years	10 Years	10 Years	10 Years	5 Years	5 Years
Interest Rate	0.95%	0.49%	0.77%	0.57%	0.27%	0.33%

## Status of Commitment Line

Financial Institution	Set Amount	Term
Mizuho Bank, Ltd.	¥13.5 billion	Feb. 7, 2024
Sumitomo Mitsui Banking Corporation		
MUFG Bank, Ltd.		
Mizuho Trust & Banking Co., Ltd.		
SBI Shinsei Bank, Limited		
Aozora Bank, Ltd.		
Resona Bank, Limited.		

## Lender Formation

Lender	Loan Balance <sup>*3</sup> (Unit : millions of yen)	Share <sup>*4</sup>
Mizuho Bank, Ltd.	39,134	24.0%
Sumitomo Mitsui Banking Corporation	26,785	16.4%
MUFG Bank, Ltd.	14,694	9.0%
The Norinchukin Bank	13,053	8.0%
Mizuho Trust & Banking Co., Ltd.	12,783	7.8%
Sumitomo Mitsui Trust Bank, Limited	12,162	7.5%
Development Bank of Japan Inc.	11,262	6.9%
Resona Bank, Limited.	6,600	4.0%
SBI Shinsei Bank, Limited	5,281	3.2%
Aozora Bank, Ltd.	5,081	3.1%
Shinkin Central Bank	4,921	3.0%
Mitsui Sumitomo Insurance Company, Limited	3,500	2.1%
Nippon Life Insurance Company	2,230	1.4%
The 77 Bank, Ltd.	1,500	0.9%
THE NISHI-NIPPON CITY BANK, LTD.	1,000	0.6%
The Higo Bank, Ltd.	900	0.6%
Meiji Yasuda Life Insurance Company	730	0.4%
The Gunma Bank, Ltd.	500	0.3%
Sompo Japan Insurance Inc.	500	0.3%
The Bank of Fukuoka, Ltd.	500	0.3%

\*1 All figures have been rounded down to the nearest hundred million yen.

\*2 The figure for the end of 16th FP (Feb. 28, 2022) is calculated by excl. the balance of unrepaid loans at the end of 16th FP (Feb. 28, 2022) for loans borrowed on Nov. 1, 2021. The fixed-interest debt ratio is rounded to the 1st decimal place and the average interest rates are rounded to the 2nd decimal place.

\*3 All figures have been rounded down to the nearest million yen.

\*4 This is the ratio relative to the total balance of loans (excl. investment corporation bonds) as of the end of 18th FP (Feb. 28, 2023), and has been rounded to the 1st decimal place.

## Number of Investment Units Held by Unitholder Type<sup>\*1,2</sup>

	End of 17th FP (Aug. 31, 2022)		End of 18th FP (Feb. 28, 2023)		Change	
	No. of Units	Ratio (%)	No. of Units	Ratio (%)	No. of Units	Ratio (%)
Individuals	67,153	4.7	64,925	4.5	-2,228	-0.2
Financial Institutions	882,374	61.3	907,878	63.0	+25,504	+1.8
Major Banks	0	0.0	0	0.0	0	0.0
Regional Banks	78,681	5.5	72,342	5.0	-6,339	-0.4
Trust Banks	677,795	47.1	714,090	49.6	+36,295	+2.5
Life Insurers	33,347	2.3	32,915	2.3	-432	-0.0
Non-life Insurers	0	0.0	0	0.0	0	0.0
Shinkin Banks	28,837	2.0	29,425	2.0	+588	+0.0
Others	63,714	4.4	59,106	4.1	-4,608	-0.3
Other Domestic Corporations	178,308	12.4	178,091	12.4	-217	-0.0
Foreign Investors	265,072	18.4	235,576	16.4	-29,496	-2.0
Securities Companies	47,093	3.3	53,530	3.7	+6,437	+0.4
Total	1,440,000	100.0	1,440,000	100.0	-	-

## Number of Unitholder by Type<sup>\*1,2</sup>

	End of 17th FP (Aug. 31, 2022)		End of 18th FP (Feb. 28, 2023)		Change	
	No. of Unitholders	Ratio (%)	No. of Unitholders	Ratio (%)	No. of Unitholders	Ratio (%)
Individuals	9,227	92.7	9,182	92.8	-45	-0.0
Financial Institutions	157	1.6	157	1.6	0	0.0
Major Banks	0	0.0	0	0.0	0	0.0
Regional Banks	26	0.3	25	0.3	-1	-0.0
Trust Banks	7	0.1	7	0.1	0	0.0
Life Insurers	7	0.1	6	0.1	-1	-0.0
Non-life Insurers	0	0.0	0	0.0	0	0.0
Shinkin Banks	55	0.6	57	0.6	+2	+0.0
Others	62	0.6	62	0.6	0	0.0
Other Domestic Corporations	287	2.9	285	2.9	-2	-0.0
Foreign Investors	259	2.6	253	2.6	-6	-0.0
Securities Companies	21	0.2	21	0.2	0	0.0
Total	9,951	100.0	9,898	100.0	-53	-

## Top 10 Unitholders as of the End of 18th FP (Feb. 28, 2023)

	Name	Units Held (No. of Units)	Total Units <sup>*3</sup> (%)
1	Custody Bank of Japan, Ltd. (Trust account)	417,060	28.96
2	The Master Trust Bank of Japan, Ltd. (Trust account)	227,992	15.83
3	Hulic Co., Ltd.	152,470	10.58
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust account)	58,716	4.07
5	STATE STREET BANK WEST CLIENT - TREATY 505234	22,005	1.52
6	THE SHINKUMI FEDERATION BANK	21,149	1.46
7	Meiji Yasuda Life Insurance Company	19,134	1.32
8	SSBTC CLIENT OMNIBUS ACCOUNT	18,151	1.26
9	SMBC Nikko Securities Inc.	18,006	1.25
10	STATE STREET BANK AND TRUST COMPANY 505103	16,198	1.12
Total		970,881	67.42

\*1 Ratios are rounded to the 1st decimal place.

\*2 The data is shown based on the unitholder registry as of the end of each FP.

\*3 Ratio are truncated after 3rd decimal places.

## Asset Management Fee (Maximums)

### Type 1 Management Fee

Total Assets × 0.5 of 100th (Annual Rate)

### Type 2 Management Fee

Cash Distributions per Investment Unit (DPU) before Deduction of Management Fee II × Operating Income before Deduction of Management Fee II × 0.004 of 100th

### Acquisition Fees

Acquisition Price × 1.0 of 100th (0.5 of 100th in the Case of Acquisition from an Interested Party or Similar)

### Disposition Fees (Occur Only when Gain on Sale Occurs)

Disposition Price × 1.0 of 100th (0.5 of 100th in the Case of Transfer to an Interested Party or Similar)

### Merger Fee

The Total Valuation Amount of the Real-estate-related Assets of Counterparty to the Merger × 1.0 of 100th

## Fiscal Agency Administrative Services Fee (1st and 3rd to 7th Investment Corporation Bonds)

### For Payment of Principal

0.075 of 10,000th of the Principal Paid

### For Payment of Interest

0.075 of 10,000th of Unpaid Principal

## Fees for Asset Custody Services and Administrative Services (Maximums)

- Total assets multiplied by the following rates (fixed monetary amount for assets of up to ¥20.0 billion).

Total Assets	Asset Custody Services Rate (6 months)	Administrative Services Rate (6 months)
Portion up to ¥20.0 billion	1,500,000 yen	4,500,000 yen
Portion over ¥20.0 billion up to ¥100.0 billion	0.007500%	0.022500%
Portion over ¥100.0 billion up to ¥150.0 billion	0.006300%	0.018900%
Portion over ¥150.0 billion up to ¥200.0 billion	0.005400%	0.016200%
Portion over ¥200.0 billion up to ¥250.0 billion	0.003600%	0.010800%
Portion over ¥250.0 billion up to ¥300.0 billion	0.003000%	0.009000%
Portion over ¥300.0 billion up to ¥400.0 billion	0.002850%	0.008550%
Portion over ¥400.0 billion up to ¥500.0 billion	0.002700%	0.008100%
Portion over ¥500.0 billion	0.002550%	0.007650%

## Investment Unit Administrative Service Fees (Maximums)

- Number of unitholders multiplied by the following monetary amounts.

Number of Unitholders	Basic Fee (Per Unitholder) (6 months)	Distribution Payment Handling Fee (Per Unitholder)
Up to 5,000 Unitholders	480 yen	120 yen
5,001 to 10,000 Unitholders	420 yen	110 yen
10,001 to 30,000 Unitholders	360 yen	100 yen
30,001 to 50,000 Unitholders	300 yen	80 yen
50,001 to 100,000 Unitholders	260 yen	60 yen
Over 100,000 Unitholders	225 yen	50 yen

\*1 This provides limited information on overall pricing structures with respect to the various forms of compensation and fees. As such, certain details in that regard are not included. For further details, refer to the section on such fees provided in the Annual Securities Report for 17th FP (ended Aug. 31, 2022) (in Japanese).

\*2 With the exception of the fiscal agency administrative services fees, payment of the compensation and fees is made as separately agreed upon between HULIC Reit and providers of services, with maximum amounts set on the basis of the stated formulas.

## Hulic Reit's Basic Missions

### Basic Mission

1

### Maximizing Unitholder Value in the Medium to Long Term

Our aim at Hulic Reit is to make a contribution that benefits unitholders, tenants, and all other stakeholders. To this end, we are working to maximize unitholder value by maintaining and increasing income in the medium to long term and achieving growth in size and value of our managed assets.

### Basic Mission

2

### Sharing the Corporate Philosophy of Our Sponsor

Like our sponsor, Hulic Co., Ltd., we subscribe to a corporate philosophy that calls for the following: "Total commitment to our customers and the community. Creating productive environments. Creating amenity. Promoting peace of mind."

## Hulic Reit's Portfolio Composition Policy

### Tokyo Commercial Properties

#### Approximately 80% of the Portfolio\*<sup>1</sup>

##### Office Properties

- Tokyo metropolitan area (Tokyo and government-ordinance-designated cities in the surrounding areas) or areas with economic zones equivalent to the Tokyo metropolitan area
- In principle, located within a five-minute walking distance from the nearest station or areas with competitiveness and advantages in the region
- In principle, the investment ratio in the Tokyo metropolitan area is 90% or more of the total office investment. \*<sup>2</sup>

##### Retail Property

- In Tokyo and government-ordinance-designated cities in the surrounding areas
- In principle, located within a five-minute walking distance from the nearest train station or in areas with a high concentration of retail activities



### Next-Generation Assets Plus

#### Approximately 20% of the Portfolio\*<sup>1</sup>

- Lease properties for which Hulic Reit deems that firm demand can be anticipated even in the future and stable long-term earnings can be obtained, or that it will contribute to the maximization of unitholder value over the medium to long term
- Hulic Reit stringently selects investment targets after carefully examining the individual properties' profitability, characteristics of the location and competitiveness of the location
- Investment properties consist of Private Nursing Homes (mid-range and higher), Network centers and Hotels, Investment in other Next-Generation Assets Plus investment target assets\*<sup>3</sup>



\*<sup>1</sup> Based on the acquisition price, not including consumption or local taxes or the costs and expenses related to the acquisition. Note that the investment ratio can differ from these ratios (fluctuation range of up to approx. 10 points) depending on the individual specific assets acquired, etc.

\*<sup>2</sup> Based on the acquisition price, not including consumption or local taxes or the costs and expenses related to the acquisition. Note that the investment ratio can differ from these ratios depending on the individual specific assets acquired, etc.

\*<sup>3</sup> Lease properties for which Hulic Reit deems that firm demand can be anticipated even in the future and stable long-term earnings can be obtained, or that it will contribute to the maximization of unitholder value over the medium to long term other than office properties, retail properties, private nursing homes, network centers and hotels.

## Rigorous Focus on Competitive “Location”

### Office Properties

#### ■ Investment Target (Office)

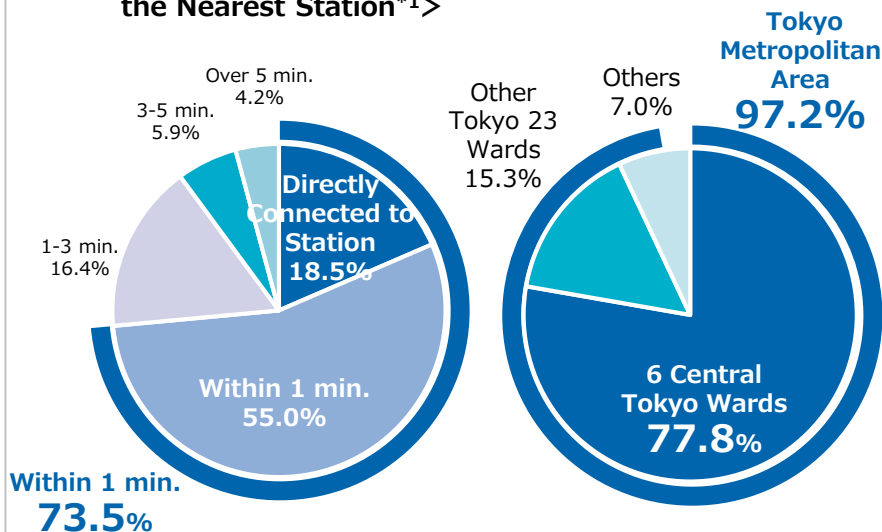
- (1) Tokyo metropolitan area (Tokyo and government -ordinance-designated cities in the surrounding areas) or areas with economic zones equivalent to the Tokyo metropolitan area
- (2) In principle, located within a five-minute walking distance from the nearest station or areas with competitiveness and advantages in the region
- (3) In principle, the investment ratio in the Tokyo metropolitan area is 90% or more of the total office investment (based on acquisition price, not including consumption or local taxes or the costs and expenses related to the acquisition).



#### ■ Overview of Portfolio (Office)

<By Walking Distance from the Nearest Station\*1>

<By Location\*1>



### Retail Properties

#### ■ Investment Target (Retail)

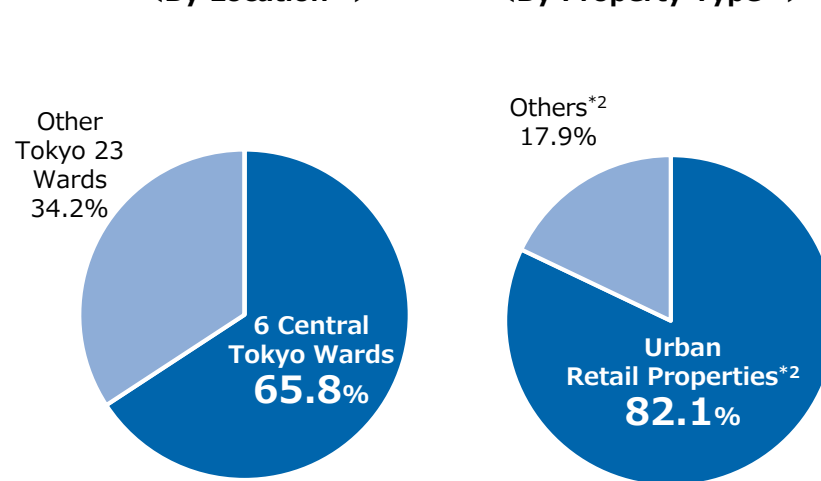
- (1) Tokyo and Major Cities in Tokyo's Suburbs
- (2) Less than 5-min. Walk from the Nearest Station or Located in Area with High Retail Concentration (In Principle)



#### ■ Overview of Portfolio (Retail)

<By Location\*1>

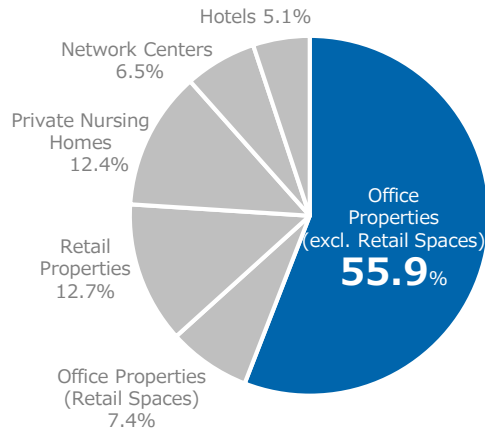
<By Property Type\*1>



\*1 The percentages in each graph are based on the acquisition price of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

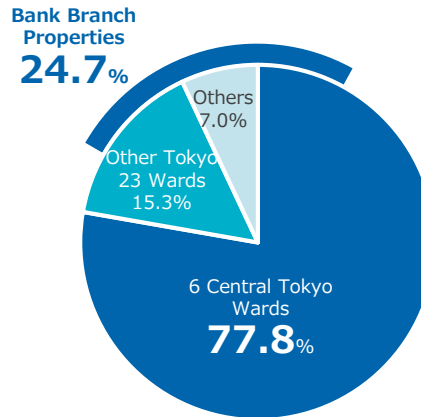
\*2 "Urban Retail Properties" refers to commercial properties located in very busy urban areas with broad market areas, and "Others" refers to commercial properties other than urban retail properties.

**Status of Diversification of Portfolio \*1**  
(Based on Rent in Lease Agreement)

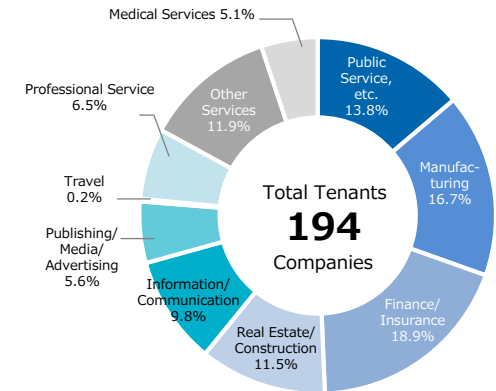


**Status of Diversification of Area and Industries of Tenant**

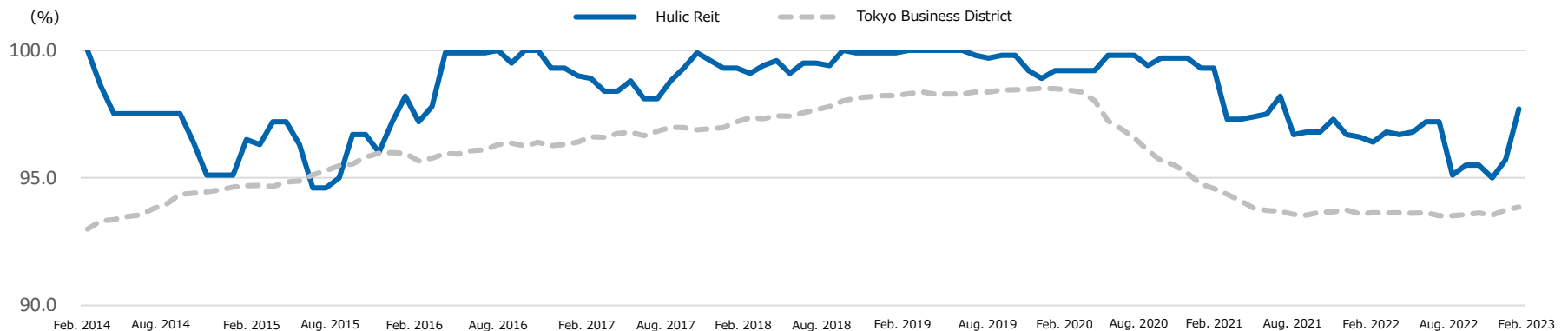
**Area Diversification**  
(Based on Acquisition Price)



**Status of Diversification of Industries of Tenants (Based on Rent in Lease Agreement) \*2**



**Trend of Occupancy Rate (Office Properties) \*3**



Occupancy Rate	Feb. 2014	Aug. 2014	Feb. 2015	Aug. 2015	Feb. 2016	Aug. 2016	Feb. 2017	Aug. 2017	Feb. 2018	Aug. 2018	Feb. 2019	Aug. 2019	Feb. 2020	Aug. 2020	Feb. 2021	Aug. 2021	Feb. 2022	Aug. 2022	Feb. 2023
	100.0%	97.5%	96.5%	94.6%	98.2%	99.9%	99.3%	98.1%	99.3%	99.5%	99.9%	100.0%	98.9%	99.8%	99.3%	98.2%	96.6%	97.2%	97.7%

\*1 The data is calculated based on the rent in the lease agreement for assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 The industry classifications are set by the asset management company.

\*3 The occupancy rates for Tokyo business wards are prepared based on the "Monthly Data" for the "Latest Office Market Conditions" provided by Miki Shoji Co., Ltd.



## Role of Bank Branch Properties for Hulic

Hulic (formerly Nihonbashi Kogyo Co., Ltd.) started off in 1957 as a branch building management business for Mizuho Bank, Ltd. (formerly Fuji Bank, Limited).

Hulic utilizes expertise and other skills built up in the reconstruction business for bank branches and other to expand into a wide range of development businesses.

One of the Hulic's main business is the ownership and leasing of bank branch properties.

## Competitiveness of Location of Bank Branch Properties Held by Hulic Reit

Property Name	Walking Distance From the Nearest Train Station	Along the Key Road	On Corner
Hulic Ryogoku Building	2 min.	■	■
Hulic Asakusabashi Edo-dori	1 min.	■	■
Hulic Nakano Building	1 min.	■	■
Hulic Ueno Building	3 min.	■	■
Hulic Kojimachi Building	1 min.	■	
Kichijoji Fuji Building	4 min.	■	■
Hulic Hachioji Building	8 min.	■	
Hulic Kobe Building	2 min.	■	■
Hulic Gotanda Building	2 min.	■	■
Hulic Oji Building	1 min.	■	■

## Characteristics of Bank Branch Properties

### Characteristics of Bank Branch Properties

Tenant Credit

Probability of Ongoing Use

×

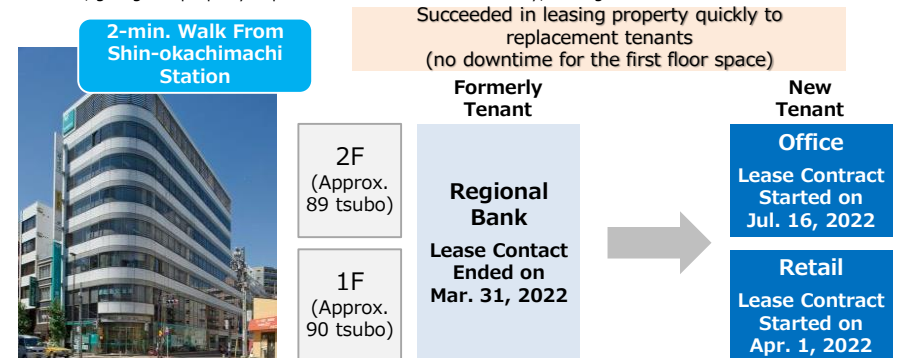
Competitiveness of Locations in Areas  
(High Convenience and Visibility Due to Proximity to Train Stations and Locations Along Key Roads and on Corners)

In addition to the stability of current tenants, there is a high probability that vacancies will be filled when tenants leave, and as a result, stable revenue can be expected.

## Prompt Filling of Vacancies by Leveraging Highly Competitive Locations

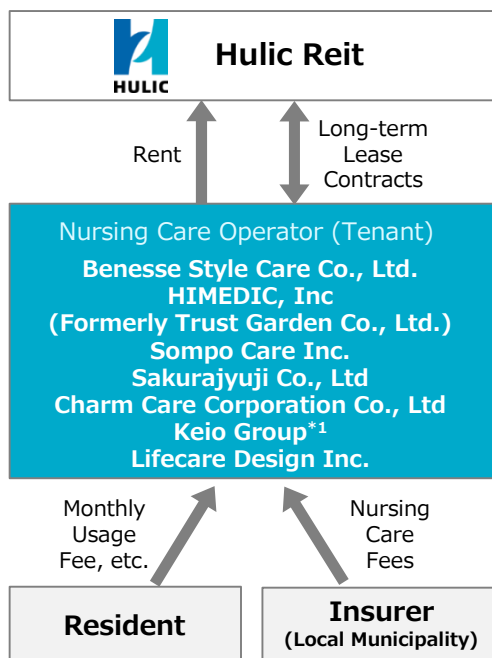
### Hulic Higashi Ueno 1 Chome Building

- A lease agreement with a regional bank that had operated a branch on the first and second floors ended on Mar. 31, 2022.
- We succeeded in quickly leasing the space to several replacement tenants because the property is a two min. walk from the train station with access to several lines and it is located on a corner site along Kasuka Dori, giving this property impressive convenience and visibility, among other factors.



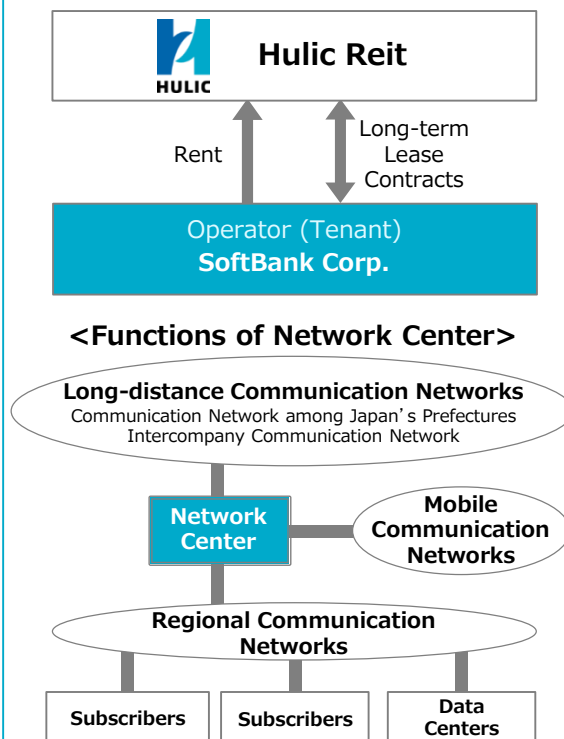
- Invest in lease properties for which Hulic Reit expects solid demand even in the future and stable long-term earnings can be obtained, or that it will contribute to the maximization of unitholder value over the medium to long term.
- Hulic Reit stringently selects investment targets after carefully examining the individual properties' profitability, characteristics of the location and competitiveness of the location.
- Investment properties are private nursing homes, network centers, hotels, and other Next-Generation Assets Plus investment target assets.

## Private Nursing Homes

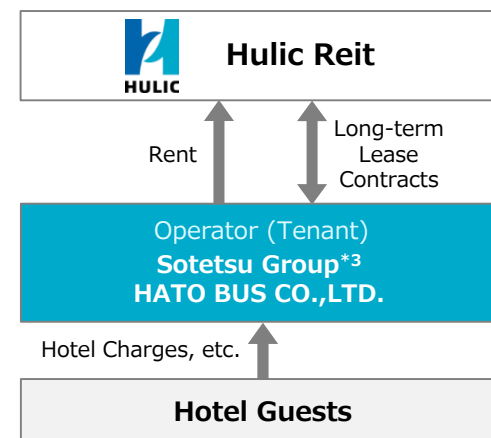


- Invest in assets with **mid-range and higher** assumed monthly usage fee\*<sup>2</sup> to reduce risk of change in nursing care insurance payout.

## Network Centers



## Hotels



### <Operators for Properties Held by Hulic Reit>

Property Name	Location	Operator
Sotetsu Fresa Inn Ginza 7 Chome	Ginza, Chuo-ku, Tokyo	Sotetsu Group* <sup>3</sup>
Sotetsu Fresa Inn Tokyo-Roppongi	Roppongi, Minato-ku, Tokyo	
Hulic Tsukiji 3 Chome Building	Tsukiji, Chuo-ku, Tokyo	HATO BUS CO.,LTD.

- 96.4% of the our hotel rent is fixed\*<sup>4</sup>**

\*<sup>1</sup> Private Nursing Homes form lease agreements Keio Corporation and Keio Wealthy Stage Corporation, an operator, administers the Private Nursing Homes.

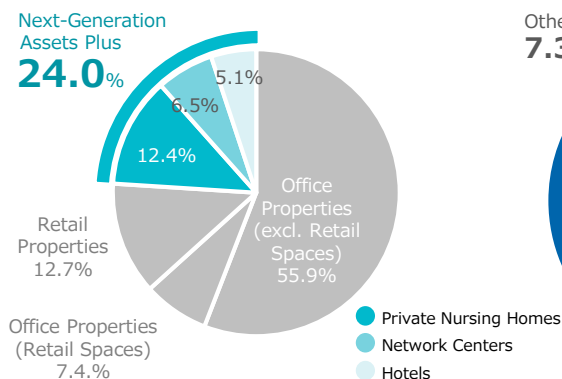
\*<sup>2</sup> Refers to the monthly usage fee + the initial lump-sum payment divided by 60 months (assumed lease term). This is a simplified version of the burden the resident feels.

\*<sup>3</sup> Hotels form lease agreements with Sotetsu Hotel Development Co., Ltd. and Sotetsu Hotel Management CO., LTD., an operator, administers the hotels.

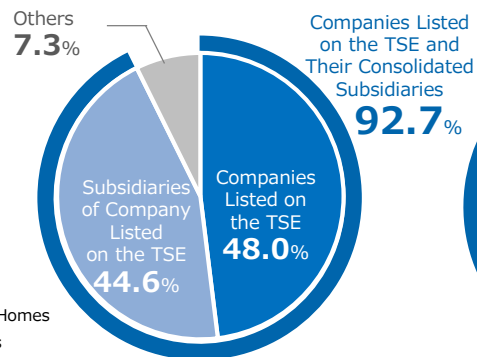
\*<sup>4</sup> Figures for properties categorized as "Hotels" are based on the rent received from Jan. 2019 to Dec. 2019 (in the case of the Hulic Tsukiji 3 Chome Building, the annual rent calculated based on the rental agreement).

## Characteristics of Next-Generation Assets Plus

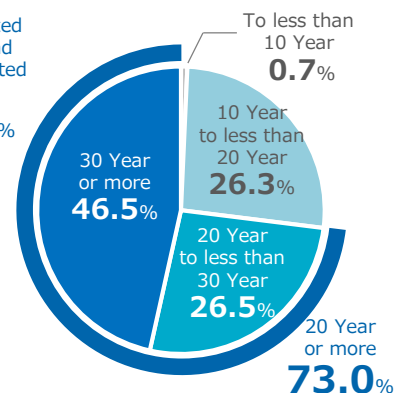
Breakdown of Receipt of Rent\*1



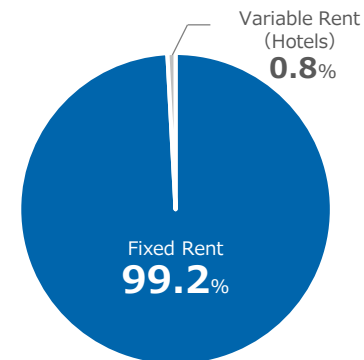
Breakdown of Tenants  
(Based on Rent in Lease Agreement)



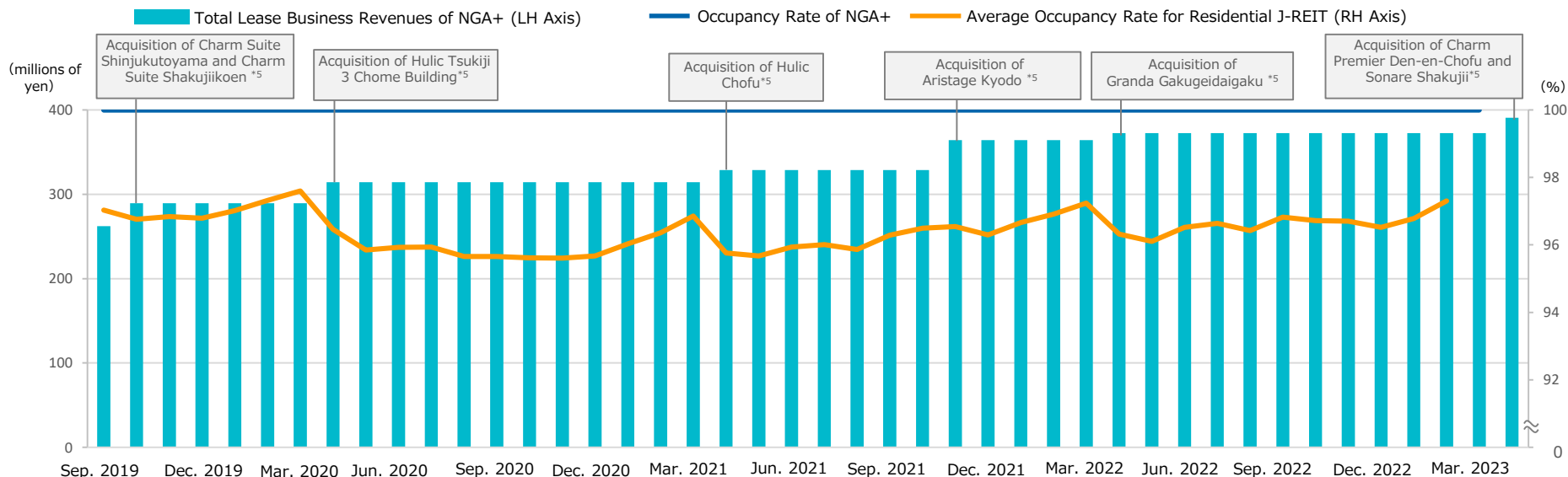
Lease Term  
(Based on Rent in Lease Agreement)



Breakdown of Rent  
(Before COVID-19)\*2



## Stability of Next-Generation Asset Plus (NGA+) (Trends in Rent Business and Occupancy rate) \*3,4



\*1 The data is calculated based on the rent in the lease agreement for assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (excl. property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024)).

\*2 Based on the rent received from Jan. 2019 to Dec. 2019 (in the case of properties acquired after 2020, the annual rent calculated based on the rental agreement).

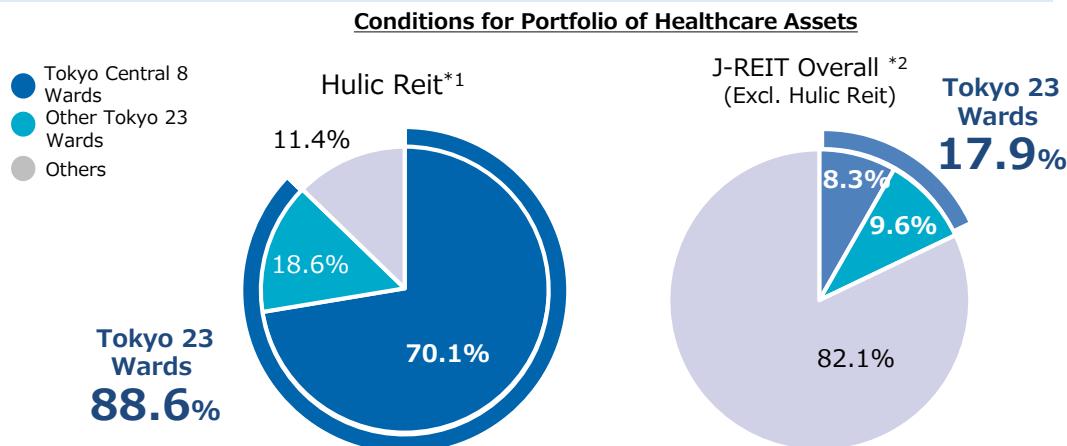
\*3 The average occupancy rate for residential J-REIT is stated as the simple average of the occupancy rate for the overall portfolio (in some cases, uses other than residence are included) as of the end of each month, announced on their websites by J-REIT that invest in residences.

\*4 The figure is calculated only for private nursing homes, network centers and hotels in Next-Generation Asset Plus; properties classified as "other" in Next-Generation Asset Plus are excluded.

\*5 The timing of the acquisition of each property indicates the month in which the acquired property contributed throughout the period.

## Portfolio Focused on “Locations” Centered in the Tokyo Metropolitan Region

- With regard to private nursing homes, one of the targets for “Next-Generation Asset Plus” investments, Hulic Reit will build a portfolio with high-value assets that have competitive locations centered in Tokyo 23 wards.
- 88.6% of the private nursing homes owned by Hulic Reit are located in Tokyo 23 wards (SOMPO Care La vie Re Kita-Kamakura located in Kamakura, Kanagawa and Hulic Chofu located in Chofu, Tokyo correspond to “Others”).
- By comparison, the average proportion of private nursing homes owned by J-REITs (excl. Hulic Reit) that are within the Tokyo 23 wards is 17.9%.



## Long-term Fixed Contracts with Carefully Chosen, Excellent Operators

### Operators for Properties Held by Hulic Reit

- In addition to the “location,” rental agreements have been concluded to enable prime operators able to run high-end private nursing homes.
- Hulic Reit will ensure stable profitability by entering into long-term fixed contracts.

Names of Operators	Overview	Initial Lease Agreement Period	Properties Held by Hulic Reit	Assumed Monthly Usage Fee*3	Occupancy Rate*4	Date of Statement of Material Matters
<b>Benesse Style Care Co., Ltd.</b>	Consolidated subsidiary of Benesse Holdings, a company listed on the TSE	25 years 30 years	Aria Matsubara Granda Gakugeidaigaku	¥819,000 ¥613,000	80.0% 80.5%	2022.12.1 2022.12.1
<b>HIMEDIC, Inc. (Formerly Trust Garden Co., Ltd.)</b>	Consolidated subsidiary of Resort Trust, a company listed on the TSE	20 years	Trust Garden Yoganomori Trust Garden Sakurashinmachi Trust Garden Suginami Miyamae Trust Garden Tokiwamatsu	¥706,000 ¥677,000 ¥677,000 ¥844,000	82.0% 67.0% 73.0% 78.0%	2022.12.1
<b>SOMPO Care Inc.</b>	Consolidated subsidiary of SOMPO Holdings, a company listed on the TSE	20 years	SOMPO Care La vie Re Kita-Kamakura	¥393,000	81.0%	2022.7.1
<b>Sakurajyuji Co., Ltd</b>	Member of Sakurajyuji Group, centered on its healthcare companies	20 years	Hulic Shimura-sakaue	¥362,000	93.0%	2022.10.1
<b>Charm Care Corporation Co., Ltd.</b>	Company listed on the TSE	30 years	Charm Suite Shinjukutoyama Charm Suite Shakujikocho Hulic Chofu Charm Premier Den-en-Chofu	¥471,000 ¥361,000 ¥356,000 ¥656,000	90.0% 99.0% 95.0% 79.0%	2022.10.1 2022.11.1 2022.10.1 2023.1.1
<b>Keio Wealthy Stage Corporation</b>	Consolidated subsidiary of Keio Corporation, a company listed on the TSE	30 years	Aristage Kyodo	¥708,000	86.0%	2022.10.1
<b>Lifecare Design Inc.</b>	Consolidated subsidiary of Sony Lifecare Inc., a holding company that oversees Sony Financial Group’s nursing care business	30 years	Sonare Shakujii	¥505,000	87.0%	2023.2.1

\*1 Based on acquisition price for private nursing homes held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement (figure for Hulic Shimura-sakaue is based on overall acquisition price of the property, which includes the commercial property building).

\*2 Based on the acquisition price for assets used for senior assets held by J-REITs as of Feb. 28, 2023 (prepared by asset management company using information from information vendors).

\*3 The initial lump-sum payment listed in the important information released by the respective operators is divided by 60 months (the period of time tenants are expected to be in residence) and the monthly usage fees for the general plan are added to this figure, arriving at a simplified estimate of the amount that the resident will bear. The figures have been rounded down to the nearest thousand yen.

\*4 The tenant entry rate (the ratio of tenants to total capacity) publicly disclosed by each operator in the statement of important matters is stated. For Aristage Kyodo, room capacity is 1-2 people. Accordingly, the tenant entry rate (the ratio of occupied rooms to total rooms) provided in the statement of important matters is stated.

## Trends in Unrealized Gain/Loss on Private Nursing Homes

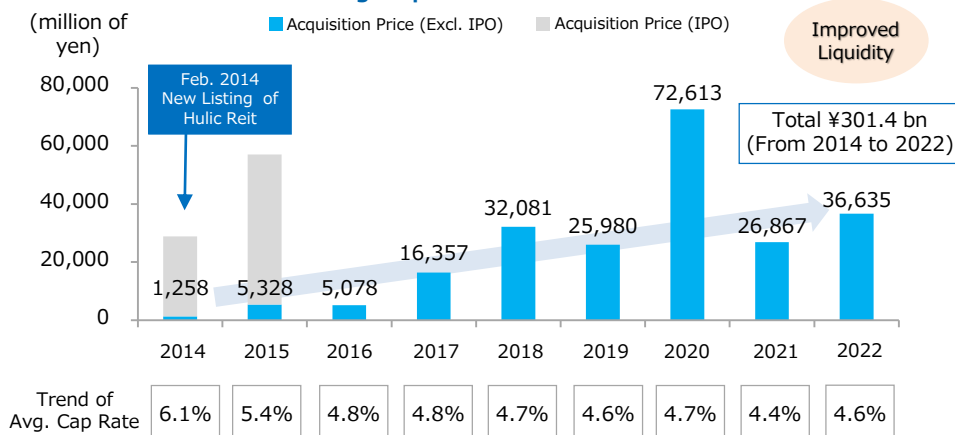
### Trends in Indicators for Private Nursing Homes Held by Hulic Reit

	End of 1st FP (Aug. 31, 2014)		End of 18th FP (Feb. 28, 2023)
Acquisition Price	¥14,244 million	+ ¥30,823 million	¥45,067 million* <sup>1</sup>
Unrealized Gain/Loss* <sup>2</sup>	¥1,228 million	+ ¥8,002 million	¥9,230 million
Unrealized Gain/Loss Ratio	8.4 %	About 2.8 Times	23.3 %
Avg. Cap Rate for 4 Properties Acquired at Listing* <sup>3</sup>	5.4 %	- 1.1 %	4.3 %

An increase in unrealized gains on private nursing homes contributes to growth in NAV per unit.

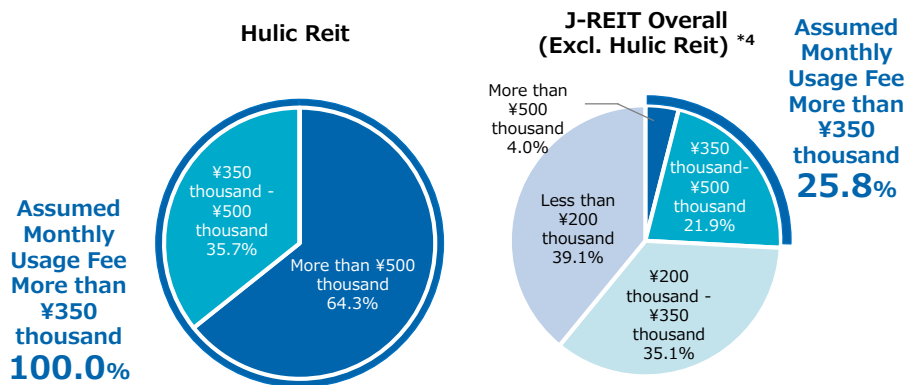
## Trends in Acquisition Prices for Private Nursing Homes by J-REIT

### Trends in Acquisition Prices\*<sup>4</sup> for Private Nursing Homes by J-REIT and Avg. Cap Rate at Acquisition\*<sup>5</sup>



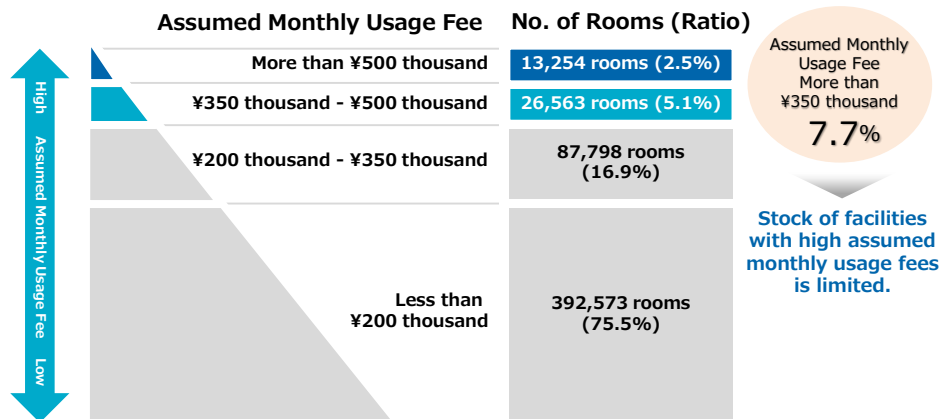
## Characteristics of Private Nursing Homes at Acquisition by Hulic Reit

### Share by Price Range of Assumed Monthly Usage Fees for Private Nursing Homes Acquired by Hulic Reit and J-REITs (Based on No. of Properties)\*<sup>6</sup>



## Characteristics of Japan's Private Nursing Home Market

### Distribution by Pricing for Facilities for Those who Require Nursing Care\*<sup>7</sup>



\*<sup>1</sup> This figure is the total acquisition price of assets held by Hulic Reit as of 18th FP (ended Feb. 28, 2023) earnings announcement. \*<sup>2</sup> Unrealized gain/loss is rounded off units of less than one million yen.

\*<sup>3</sup> The 4 properties acquired at listing are "Aria Matsubara", "Trust Garden Yoganomori", "Trust Garden Sakurashinmachi" and "Trust Garden Suginami Miyamae". The avg. cap rate when these 4 properties were acquired at listing is the capitalization rate for the 4 properties acquired at listing weight-averaged by the appraisal value.


\*<sup>4</sup> The figures are calculated for the private nursing homes acquired by J-REIT from 2014 to 2022, and excludes those properties acquired through succession following the Investment Corporation's mergers (prepared by the asset management company based on information from information vendors).

\*<sup>5</sup> The figures are calculated by finding the simple average of the capitalization rate (direct capitalization method) for the appraisal value at the time of the private nursing home's acquisition in the respective years by J-REIT (prepared by the asset management company based on information from information vendors).

\*<sup>6</sup> Calculations for each graph are made based on assumed monthly usage fees calculated based on the important information released by the respective operators as of the end of Feb. 2023.

\*<sup>7</sup> Prepared by the asset management company based on KPMG Healthcare Japan Co., Ltd. "Market Size by Price (Fee-based Homes for the Elderly Requiring Nursing Care/who are Independent)."

- Hulic originally started its business in 1957 in the ownership and management of bank branches and employee housing facilities for The Fuji Bank, Limited (currently Mizuho Bank), and expanded into the reconstruction business in response to the aging of bank branches and employee housing facilities since their construction.
- Hulic has leveraged its reconstruction business expertise to also expand into the development business, and it is now engaged in the development of well positioned and high quality properties with a focus on the 6 central Tokyo wards.

Corporate Name	 <b>HULIC CO., LTD.</b>
Business Outline	Real Estate Holding, Leasing, Sales and Brokerage
Established	Mar. 1957
Listing	Tokyo Stock Exchange, Prime Section (Securities Code 3003)
Paid-in Capital	¥111,609 million (As of Dec. 31, 2022)



Hulic Head Office Building


Hulic Head Office Building  
Rooftop Natural Ventilation System

## Mar. 1957

Established as Nihonbashi Kogyo Co., Ltd.  
Started off in the bank branches and employee housing facilities management business for The Fuji Bank, Limited (currently Mizuho Bank, Ltd.). Acquired bank branches and employee housing facilities, etc. from the bank.

## Jan. 2007

Changed name from Nihonbashi Kogyo to Hulic Co., Ltd

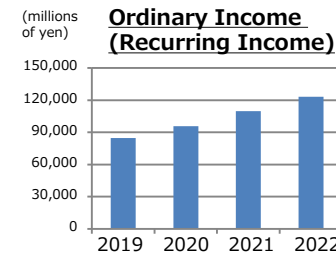
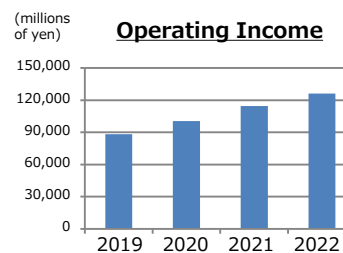
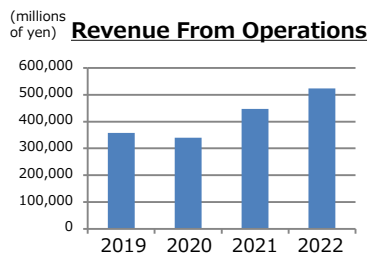
## Nov. 2008

Listed on the 1st section of the Tokyo Stock Exchange

## Feb. 2014

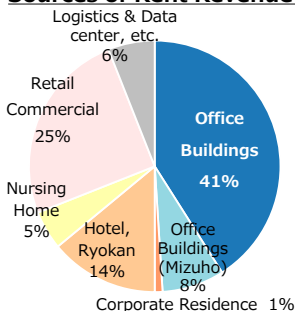
J-REIT Business : Hulic Reit listed on the Tokyo Stock Exchange

## Consolidated Financial Position

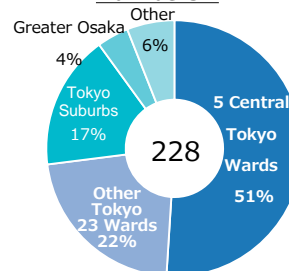


## Main Indicators

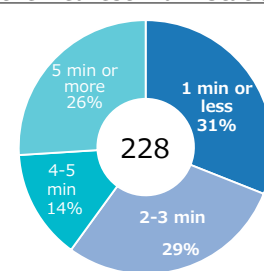
### Sources of Rent Revenue\*1



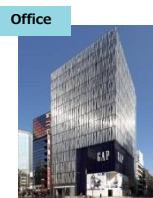
### Area Distribution by Numbers\*2

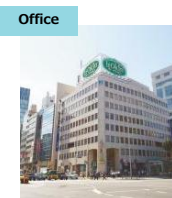


### Walking Distance From the Nearest Train Stations\*2



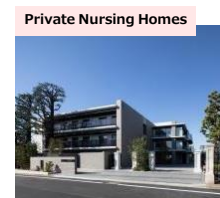
## Main Properties


Hulic Ginza  
Sukiyabashi Building

Hulic Shinjuku  
Building


Hulic Aoyama Building


Hulic Kaminarimon  
Building

HULIC SQUARE  
TOKYO


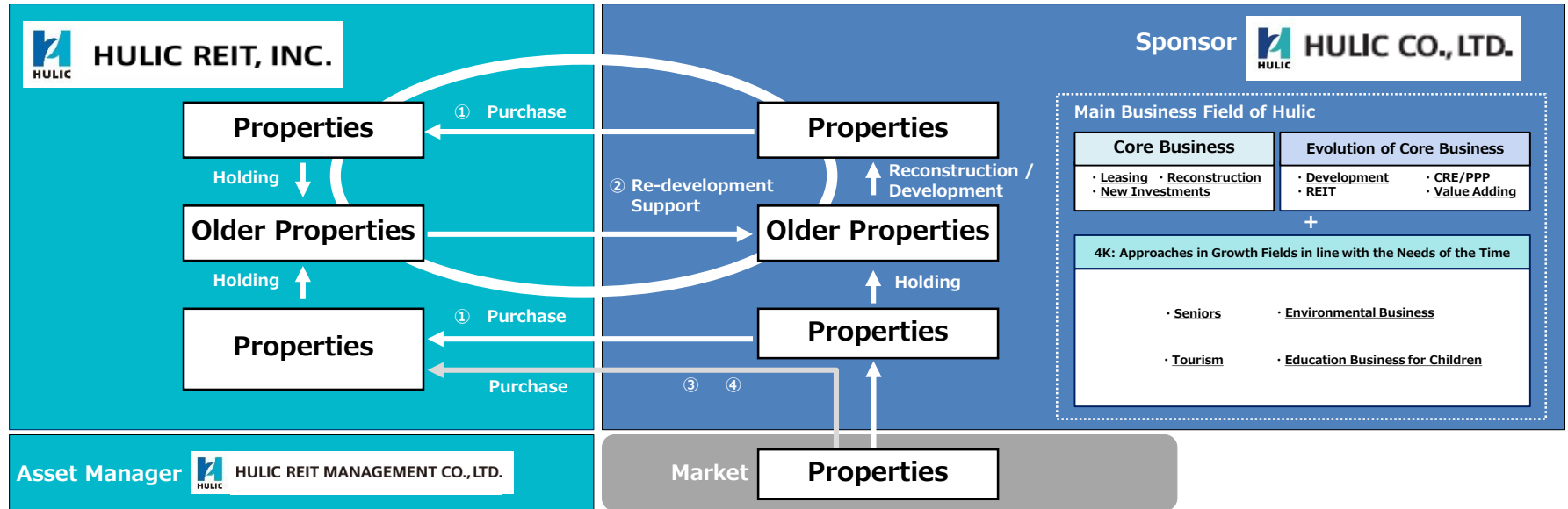
Charm Premier Yamatecho

\*1 The figures are noted based on "FY2022 (January-December) IR Presentation" released by Hulic, and ratios by asset type are calculated based on rental revenue.

\*2 The ratio by area and the ratio by the length of the walk from the nearest train station are calculated based on the number of relevant properties out of the number of properties (228), excluding nursing homes and homes.  
Note that the 5 central Tokyo wards are Chiyoda, Chuo, Minato, Shinjuku, and Shibuya wards.



## Main Support Received From Sponsor - Asset Circulation Model -



### Diagram ① : Preferential Negotiation Rights

- ... The sponsor provides information to the asset manager whenever properties (excluding some investment properties) are sold by the sponsor's group and the asset manager has preferential negotiation rights over other third parties.

### Diagram ② : Re-development Support

- ... The asset manager requests review/proposals for the sponsor's re-development plans before making requests to third parties. If the sponsor accepts the redevelopment project, the asset manager has preferential negotiation rights for the redeveloped property.

### Diagram ③ : Provision of Warehousing Function

- ... The asset manager has the right to ask the sponsor to take on temporary ownership (warehousing) of relevant real estate property or other assets with the understanding that the asset will subsequently be transferred to Hulic Reit.

### Diagram ④ : Provision of Sales Information on Properties Owned by Third Parties

- ... The sponsor can provide information regarding the property immediately to the asset manager as long as prior approval is obtained from the owner and other stakeholders as a general rule.

## Identification of Risks/Opportunities and Financial Impacts Based on Scenario Analysis

- Based on the results of scenario analysis, **reducing GHG** by promoting a shift to LEDs and introducing power derived from renewable energy, and **improving the green building certification acquisition rate**, for which KPI are set based, will remain key areas.

Main Risks/Opportunities				Impact on Business		Timeframe	Strategy (Countermeasures)
				1.5℃/2℃ Scenario	4℃ Scenario		
Transition risks	Policy and legal	1	Increased operating costs due to introduction of carbon tax	Large	Large	Medium- to Long-term	<ul style="list-style-type: none"><li>• Pursuing initiatives aimed at reducing GHG emissions by adopting photovoltaic equipment, natural ventilation systems, and natural lighting systems</li></ul>
		2	Increased costs to adapt to the introduction of ZEB/environmental construction regulations	Medium	Small	Medium- to Long-term	<ul style="list-style-type: none"><li>• Pursuing ZEB adaptation work</li><li>• Reducing long-term utility costs</li></ul>
		3	Increased burden/penalty risks due to disclosure requirements/tighter regulations	Small	Small	Medium- to Long-term	<ul style="list-style-type: none"><li>• Strengthening compliance with climate change-related regulations</li><li>• Strengthening initiative-related disclosure to stakeholders such as investors</li></ul>
	Reputation	4	Decreased competitiveness due to less favorable assessment from customers	Large	Small	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Improving the green building certification acquisition rate</li><li>• Pursuing conversion to electricity from renewable energy</li></ul>
		5	Decreased competitiveness due to less favorable assessment from investors	Large	Small	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Improving the green building certification acquisition rate</li><li>• Pursuing initiatives aimed at reaching GHG emission reduction targets</li></ul>
Physical risks	Acute	6	Increased damage due to more severe wind and rain	Small	Small	Medium- to Long-term	<ul style="list-style-type: none"><li>• Enhancing BCP implementation</li><li>• Considering wind and water damage risks when acquiring properties</li></ul>
	Chronic	7	Increased operating costs due to higher average temperatures	Small	Small	Medium- to Long-term	<ul style="list-style-type: none"><li>• Reducing utility costs by adopting photovoltaic equipment, natural ventilation systems, and greening systems</li></ul>
		8	Increased insurance premiums due to environmental changes	Small	Small	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Conducting periodic disaster risk assessments</li><li>• Enhancing BCP implementation</li></ul>
Opportunities	Products and services	9	Increased demand for environmentally certified/low-carbon buildings and real estate	Large	Small	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Improving the green building certification acquisition rate</li><li>• Pursuing conversion to electricity from renewable energy</li></ul>
	Markets	10	Decreased financing costs due to obtaining favorable assessment from investors	Small	Small	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Improving the green building certification acquisition rate</li><li>• Promoting green finance</li></ul>
		11	Increased opportunities to use public-institution Incentives	Large	Large	Medium- to Long-term	<ul style="list-style-type: none"><li>• Promoting initiatives to keep us ahead of other companies in the field with regard to ZEB transition and green finance (timing, proportion of properties, total amount)</li></ul>
	Energy sources	12	Reduction of running costs due to introduction of energy-recycling/saving technologies	Large	Large	Short-term Medium- to Long-term	<ul style="list-style-type: none"><li>• Reducing long-term utility costs by introducing LED lighting, photovoltaic equipment, underground spring water, etc.</li></ul>

\* Short-term = the next 3 years, medium-term = the next 10 years, long-term = the next 30 years

## Overview of Adopted Scenarios

### 1.5°C/2°C Scenario

As society undergoes transformation in the name of decarbonization, it will be necessary to improve the environmental performance of owned properties by converting to ZEB and introducing renewable energy.

#### Socioeconomic Development Aimed at Realizing a Decarbonized/Low-Carbon Society

Governments	Investors	Technology	Customers	Nature
Introduction of low-carbon transition-related policies/regulations targeting companies, accompanied by the ability to enforce them.	Companies' reduction of GHG emissions becomes a factor in investors' decisions.	Renewable energy and decarbonizing technology become widespread.	Set ambitious targets for GHG emissions reduction etc., and carbon-reduction needs accelerate.	Natural disasters continue to grow more severe.

#### <Impact on Hulic Reit/Countermeasures>

We have signed a sponsor support agreement with the sponsor who is proactively adopting environmentally friendly technologies when developing new properties or rebuilding existing ones, and given the trend toward accepting rent increases for office buildings with excellent environmental performance, we will increase the number of properties with green building certification and enhance our renewable energy and energy-saving initiatives, which may be expected to improve our competitive advantage within the industry.

### 4°C Scenario

As wind and flood damage risks grow, it will be necessary to increase properties' competitive advantage by enhancing disaster prevention and physical risk countermeasures.

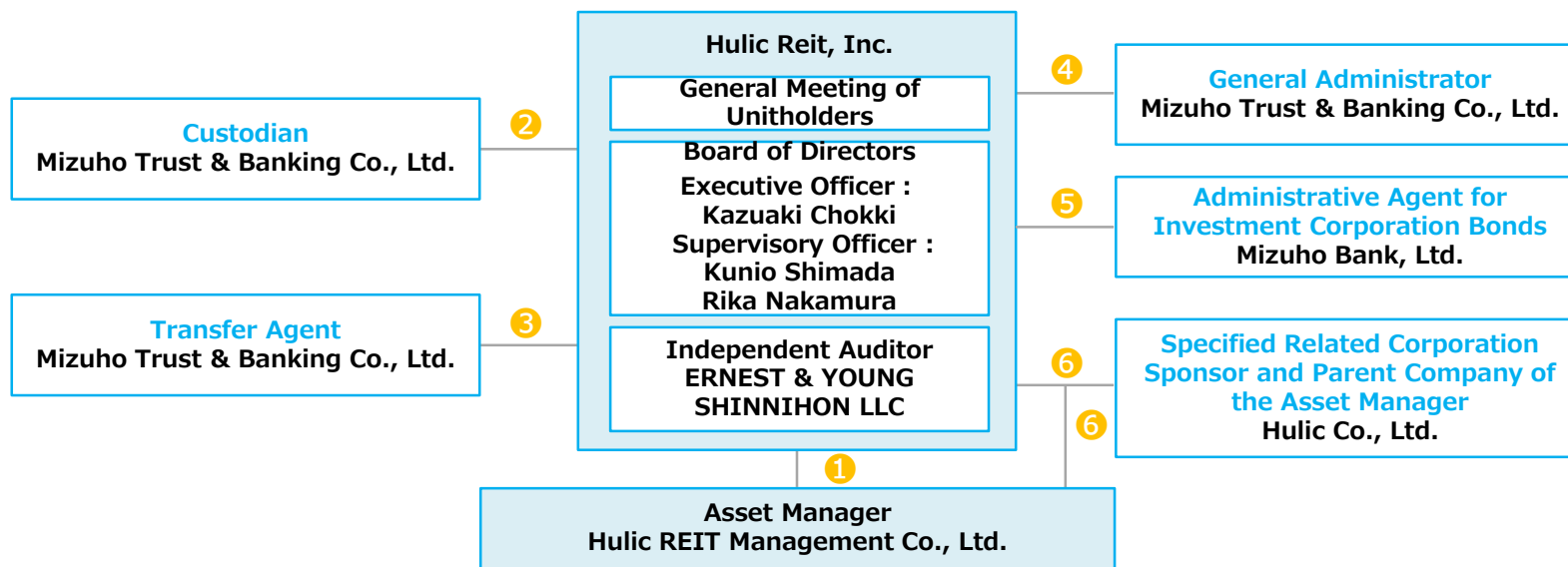
#### Increased Necessity for Social Adaptation Due to Growing Severity of Natural Disasters

Investors	Technology	Customers	Nature
Want companies to implement BCP measures due to concern about physical risks of disasters.	Rapid progress in solutions aimed at adapting to climate change.	Increased need for disaster countermeasures, such as BCP implementation.	Increased economic damage due to growing severity of natural disasters, such as wind and water damage and temperature rises.

#### <Impact on Hulic Reit/Countermeasures>

As wind and water damage risks grow, we will enhance disaster prevention (BCP implementation, etc.) and countermeasures for physical risks, which may be expected to improve our competitiveness within the industry.

## Structure



## Each Agreement and Fee

Names of Agreement	Fees in 18th FP (Ended Feb. 28, 2023) *1
① Asset Management Agreement	¥1,001,546 thousand*2
② Asset Custody Agreement	¥15,005 thousand
③ Investment Unit Administrative Service Agreement	¥47,964 thousand*3
④ Administrative Service	

Names of Agreement	Fees in 18th FP (Ended Feb. 28, 2023) *1
⑤ Fiscal Agency Agreement	¥127 thousand
⑥ Sponsor Support Agreement	-

\*1 Figures less than ¥1 thousand are truncated.

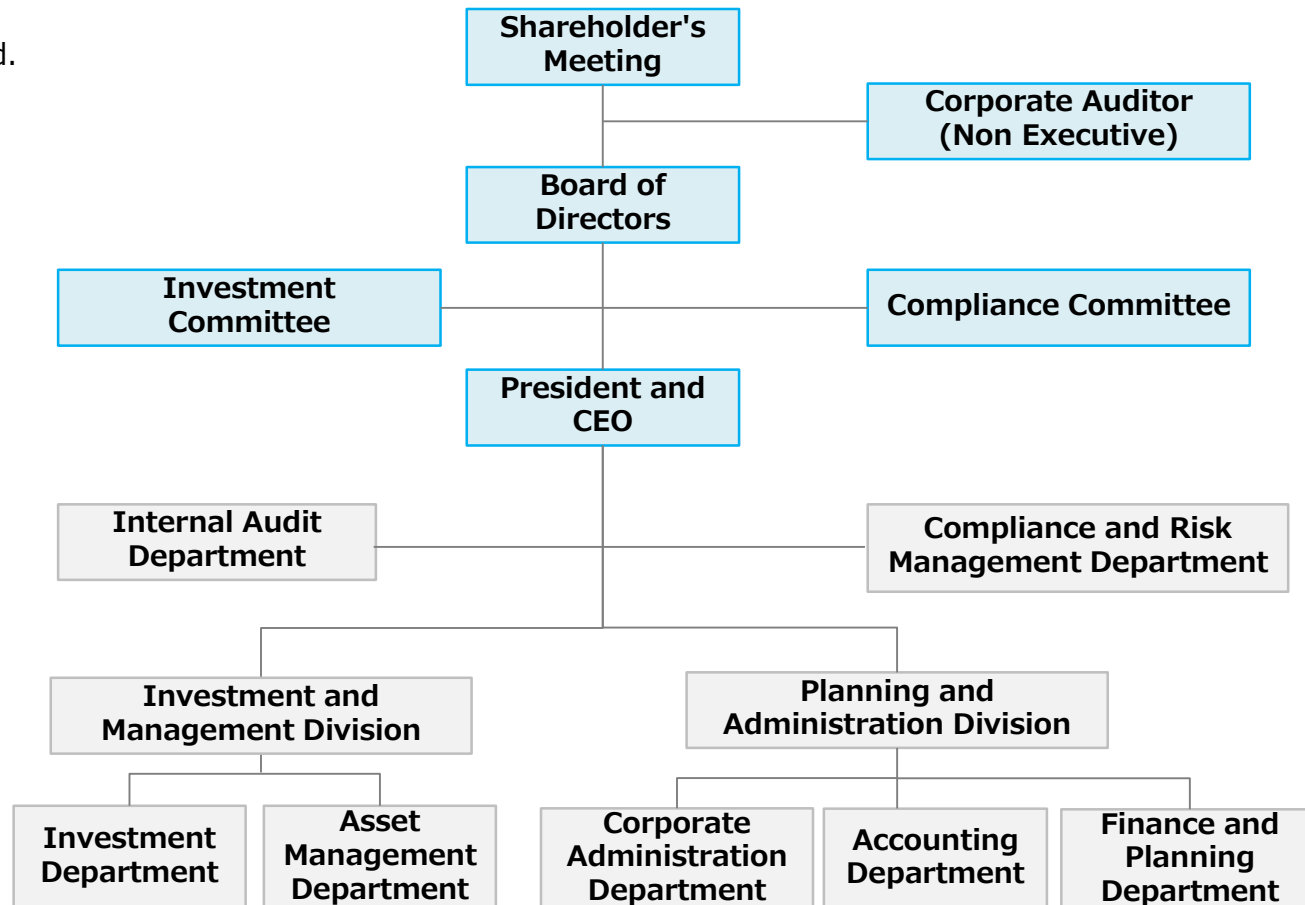
\*2 In addition to the amount stated, the asset management fees also include fees associated with property acquisition factored into the book values of the individual properties (¥15,405 thousand) and fees associated with property transfer in relation to the occurrence of gains on sales of real estate properties with respect to the individual properties (¥24,150 thousand).

\*3 The figure stated is the sum total of fees incurred on the basis of transfer agency agreements and fees incurred on the basis of general administration agreements relating to institutional operations.

## Overview of Asset Management Company

## Organization of Asset Management Company

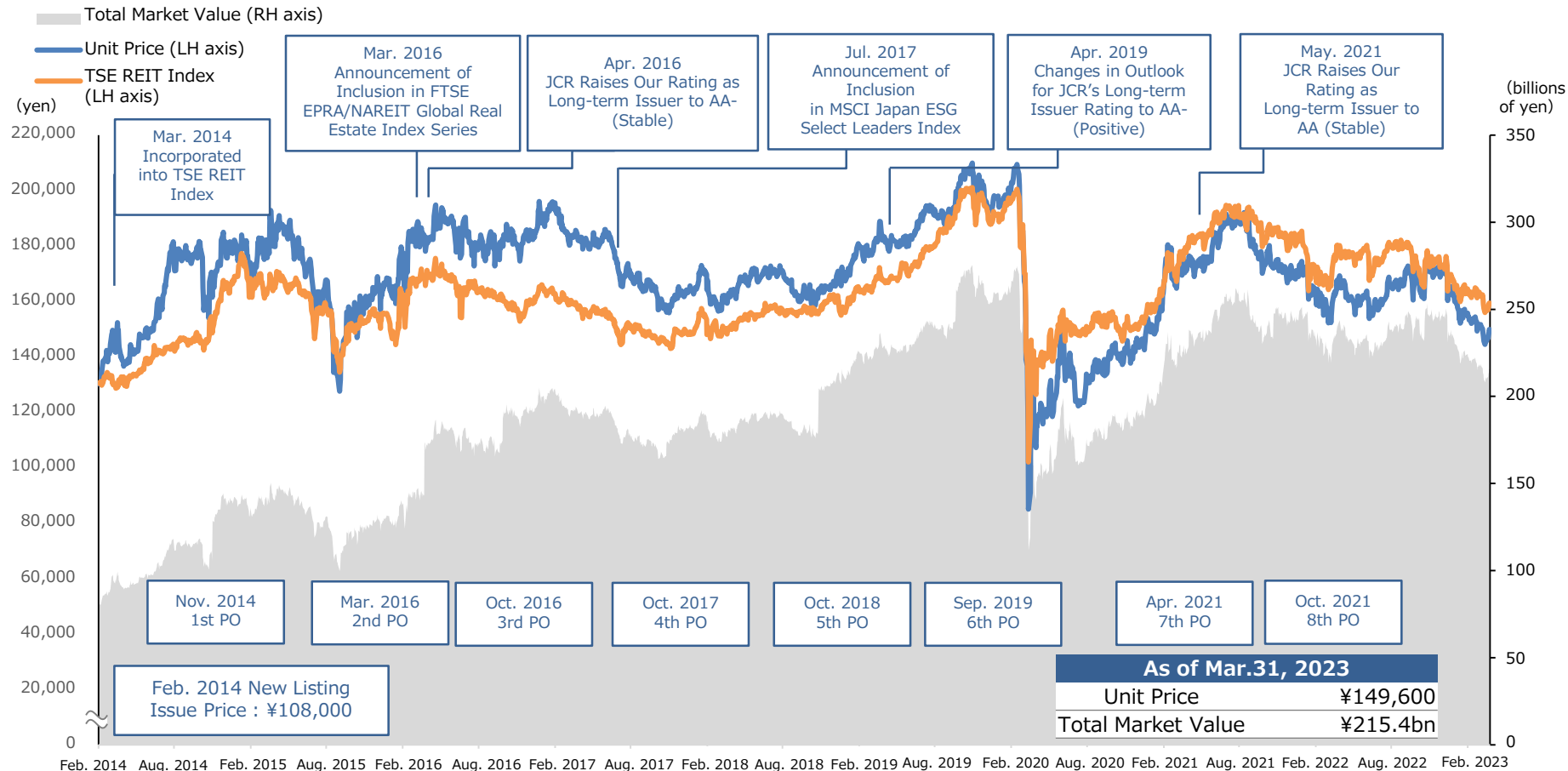
- **Name**  
Hulic REIT Management Co., Ltd.
- **Address**  
2-26-9 Hatchobori, Chuo-ku,  
Tokyo
- **President and CEO**  
Kazuaki Chokki
- **Established**  
Apr. 1, 2013
- **Capital**  
¥200 million
- **Shareholder**  
Hulic Co., Ltd. (100%)
- **Business Operations**  
Investment Management



## Price Since Listing

- Implementation of Past 8 Public Offerings (Expansion of Total Market Value)
- Extending Investor Class with Continued Inclusion in Global Indices (Improving Liquidity)
- Upgrade of Credit Ratings (JCR) From AA- (Positive) to AA (Stable) (May. 2021)

**We Aim to Further Increase Total Market Value and Improve Liquidity**





Terms	Definitions
Tokyo Commercial Properties (TCP)	The Tokyo Commercial Properties are office properties and retail properties under a concept specific to the Hulic Reit that comprehensively includes properties consistent with the Hulic Reit's basic missions. For details, please refer to page 65.
Next-Generation Assets Plus (NGA+)	The Next-Generation Assets Plus (NGA+) are assets for which continuing strong demand and long-term stable earnings are expected going forward that will contribute to the maximization of investor value over the medium to long term. We invest in private nursing homes, network center, hotels, and other next generation assets plus as investment target assets. For details, please refer to page 68.
6 Central Tokyo Wards	The 6 central Tokyo wards are Chiyoda, Chuo, Minato, Shinjuku, Shibuya, and Shinagawa wards.
Tokyo Central 8 Wards	The Tokyo central 8 wards are Chiyoda, Chuo, Minato, Shinjuku, Shibuya, Shinagawa, Meguro and Setagaya wards.
Properties Acquired During 13th FP	The properties acquired during 13th FP (ended Aug. 31, 2020) are Hulic Ryogoku Building, Hulic Asakusabashi Edo-dori, Hulic Mejiro and Hulic Tsukiji 3 Chome Building.
Properties Acquired During 14th FP	The properties acquired during 14th FP (ended Feb. 28, 2021) are Hulic Nakano Building and Hulic Hachioji Building.
Properties Acquired During 15th FP	The properties acquired during 15th FP (ended Aug. 31, 2021) are Hulic Ueno Building and Hulic Chofu.
Properties Acquired During 16th FP	The properties acquired during 16th FP (ended Feb. 28, 2022) are Hulic Kojimachi Building, Kichijoji Fuji Building, Hulic Kobe Building and Aristage Kyodo.
Property Acquired During 17th FP	The property acquired during 17th FP (ended Aug. 31, 2022) is Granda Gakugeidaigaku.
Property Acquired During 18th FP	The property acquired during 18th FP (ended Feb. 28, 2023) is Hulic Gotanda Building.
Properties Acquired During 19th FP	The properties acquired during 19th FP (ending Aug. 31, 2023) is Hulic Oji Building, Charm Premier Den-en-Chofu and Sonare Shakujii.
Property Transferred During 13th FP	The property transferred during 13th FP (ended Aug. 31, 2020) is Gate City Ohsaki.
Properties Transferred During 14th FP	The properties transferred during 14th FP (ended Feb. 28, 2021) are Hulic Nihombashi-honcho 1 Chome Building, Orchid Square (50%) and Hulic Omori Building.
Properties Transferred During 15th FP	The properties transferred during 15th FP (ended Aug. 31, 2021) are Orchid Square (50%) and Shinagawa Season Terrace.
Property Transferred During 16th FP	The property transferred during 16th FP (ended Feb. 28, 2022) is Hulic Shinjuku 3 Chome Building (50%).
Property Transferred During 17th FP	The property transferred during 17th FP (ended Aug. 31, 2022) is Hulic Shinjuku 3 Chome Building (50%).
Property Transferred During 18th FP	The property transferred during 18th FP (ended Feb. 28, 2023) is Yokohama Yamashitacho Building.
Property (Scheduled to be) Transferred During 19th FP and 20th FP	The property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024) is Hulic Ginza 7 Chome Building.
Asset Replacement in 18th FP	The asset replacement in 18th FP (ended Feb. 28, 2023) is the acquisition of "Hulic Gotanda Building" and the transferring of "Yokohama Yamashitacho Building" in 18th FP (ended Feb. 28, 2023).
Sponsor-developed Properties	The sponsor-developed properties are properties that were developed and owned by the sponsor. Furthermore, as a response to the elapse of years since construction, the sponsor carries out reconstruction projects to promote reconstruction suitable for location characteristics, and in this Financial Results Briefing, sponsor-developed projects include reconstruction projects.
Sponsor-owned Properties	The sponsor-owned properties are properties that the sponsor acquired from an external party and owned.
Bank Branch Properties	The bank branch properties is properties occupied in part by Mizuho Bank as tenant.

Terms	Definitions
Asset Size	The asset size is the total acquisition price of assets held by Hulic Reit in the subject FP.
Unrealized Gains/Losses	The unrealized gains/losses was obtained by the following formula: $A - B$ (A: Appraisal value of the assets held at the end of each FP; B: Book value of the assets held at the end of each FP)
NAV per Unit	The NAV per unit was obtained by the following formula: $(A + B) \div C$ (A : Net assets including surplus deducting surplus at the end of each FP (Total distributions for each FP from 14th FP (ended Feb. 28, 2021), when internal reserves were set aside) ; B: Unrealized gains/losses at the end of each FP; C: Number of outstanding units at the end of each FP (figures below ¥1 are truncated.))
(Book Value-based) LTV	The (book value-based) LTV ratio was obtained by the following formula: $A \div B \times 100\%$ (A: Total interest-bearing debt at the end of each FP; B: Total assets at the end of each FP)
Market Value-based LTV	The market value-based LTV ratio was obtained by the following formula: $A \div (B + C) \times 100\%$ (A: Total interest-bearing debt at the end of each FP; B: Total assets at the end of each FP; C: Unrealized gains/losses at the end of each FP)
(Book Value-based) LTV as of 18th FP Earnings Announcement	This figure is an estimate in which the LTV as of the end of 18th FP (Feb. 28, 2023) takes into account the acquisition of properties acquired during 19th FP (ending Aug. 31, 2023), the borrowing of funds, and the transferring of property (scheduled to be) transferred during 19th FP (ending Aug. 31, 2023) and 20th FP (ending Feb. 29, 2024).
Market Value-based LTV as of 18th FP Earnings Announcement	This figure is an estimate that takes into account total unrealized losses/gains on asset held (with unrealized losses/gains calculated as the difference between the appraisal value and the acquisition price for properties acquired during 19th FP (ending Aug. 31, 2023), assuming the estimate of LTV on a book-value basis as of 18th FP (ended Feb. 28, 2023) earnings announcement.
Previous Forecasts	The previous forecasts are stated on the basis of forecasts released on Oct. 13, 2022. For details, please refer to Financial Report for the Fiscal Period Ended August 31, 2022, which was released on Oct. 13, 2022.
New Forecasts	The new forecasts are stated on the basis of forecasts released on Apr. 13, 2023. For details, please refer to Financial Report for the Fiscal Period Ended February 28, 2023, which was released on Apr. 13, 2023.
Gain on Sales	This figure, which deducts the book-value price from the transfer price for the transferred properties in each FP at the time of transfer, is for reference and differs from the actual gain on sales.
NOI Yield	The NOI yield was obtained by the following formula: $A \div B \times 100\%$ (A: NOI (direct capitalization method) indicated in the appraisal report at the end of each FP; B: Acquisition price)
NOI Yield After Depreciation	The NOI yield after depreciation was obtained by the following formula: $(A - B) \div C \times 100\%$ (A: NOI (direct capitalization method) indicated in the appraisal report at the end of each FP; B: Annualized depreciation and amortization in the subject FP; C: Acquisition price)
Cap rate (Based on Direct Capitalization Method)	The cap rate (based on direct capitalization method) means the direct capitalization rate indicated in the appraisal report at the end of the FP. If multiple properties are included, the capitalization rate is calculated as a weighted average based on appraisal value.
Average Age of Buildings	The average age of buildings stated for age of buildings are weighted averages of the ages of properties excl. land, based on the acquisition prices.
Total Leasable Area	The total leasable area for individual properties indicate leasable areas according to building leasing agreements or building plans at the end of the FP. (Figures for co-owned properties correspond to the owned portion.)
Leased Area and Vacancy Area	The leased area and vacancy area states the area actually leased and the area vacant based on lease agreements or plans of buildings related to assets owned at the time of acquisition at the end of each FP (for co-owned properties, figures correspond to the owned portion).
Total Floor Area	The total floor area states the area of the entire building based on the descriptions in the registration.

Terms	Definitions
Average Rent per tsubo	The average rent per tsubo was obtained by the following formula: $A \div B$ (A: Total amount of the monthly rents (incl. common service fees) indicated in the effective lease agreements at the end of the FP; B: Total leased area converted to tsubo at the end of the FP)
Rate of New Tenant Entry and Departure	The percentage of new tenant entry and departure was obtained by the following formula: $A \div B \times 100\%$ (A: Area of new tenant entry and departure for office properties in the applicable FP; B: Total leasable area of office properties at the end of each FP) Please note that departure area and departure rate are indicated by negative numbers.
Percentage Change in Rent Due to Revisions or Tenant Replacement	The percentage change in rent due to revisions or tenant replacement was obtained by the following formula: $(A - B) \div B \times 100\%$ (In each FP, for each space with either a rent revision or a tenant replacement, A: Total amount monthly rents after revisions or tenant replacements (incl. common service fees); B: Total amount of monthly rents before revisions or replacements (incl. common service fees))
Leased Occupancy Rate	This figure is calculated by dividing the leased area (contract basis) by the leasable area.
Rental Occupancy Rate	The figure is calculated by dividing the leased area excluding the areas covered by leases with free rent by the leasable area.
Increased/Decreased Area (Revision)	The increased/decreased area (revision) is the total area leased in each lease agreement for which a revision was made with either an increase or decrease in rent in each FP. For properties for which Hulic Reit holds co-ownership or quasi-co-ownership of trust beneficiary rights, this area is calculated based on the area corresponding to the percentage of ownership held by Hulic Reit at the end of the FP.
Increased/Decreased Area (Replacement)	The increased/decreased area (replacement) is the total area leased in each lease agreement for which, at the time of a tenant replacement in each FP, the tenant replacement occurred with either an increase or a decrease in rent. (The applicable tenants are those starting to lease in the same periods that there were replacements.) If the leased area differs before and after the tenant replacement, then the area is calculated based on the leased area of the tenant before replacement.
Market Rent Levels (Office)	The market rent levels (office) are rent levels that the asset management company calculated based on assumed new rents assessed by CBRE Inc. for the Hulic Reit's office properties (excl. land, retail spaces, and residential spaces, etc.). As a rule, Hulic Reit calculates market rent levels as of the last day of February and August of every year.
Average Divergence Rate	The percentage of divergence with office market rent levels was obtained by the following formula: $(A - B) \div B \times 100\%$ (A: Current rents for office properties (excl. land, retail spaces, and residential spaces, etc.), B : The lower level of the market rent levels (in the event that the current rent is lower than the market rent levels) or the upper level of the market rent levels (in the event that the current rent is higher than the market rent levels) (office properties))
Revenue From Halls and Conferences	The revenue from halls and conferences is the profit after deducting expensed from the income in the halls and the conference rooms in Ochanomizu Sola City and Hulic Asakusabashi Building.
Average Interest Rate	The interest rate for each interest-bearing debt as of the end of each FP is calculated as a weighted average of the interest rates for each interest-bearing debt balance as of the relevant FP. For borrowings for which we carried out interest rate swaps to avoid interest-rate risk, we use interest rates that take into account the effects of the interest rate swaps.
Average Remaining Period	The remaining years for each interest-bearing debt as of the end of each FP is calculated as a weighted average of the remaining years for each interest-bearing debt balance as of the relevant FP.

Terms	Definitions
MSCI Japan ESG Select Leaders Index	The MSCI Japan ESG Select Leaders Index, offered by MSCI Inc., was selected by Government Pension Investment Fund (GPIF) as an ESG index for carrying out passive investment.
GRESB	The GRESB, established in 2009 by mainly a group of leading public pension funds that helped lead the effort to create the United Nations' Principles for Responsible Investment, is a yearly benchmark evaluation that measures consideration given to environment, society and governance (ESG) by companies in the real estate sector.
Task Force on Climate-related Financial Disclosures (TCFD)	The TCFD is an international initiative established in 2015 by the Financial Stability Board (FSB) at the request of the G20 Finance Ministers and the Central Bank Governors Meeting to discuss climate-related issues to be addressed by the financial sector. TCFD discusses how financial institutions and companies should disclose the impacts of climate-related risks and opportunities on the organization's businesses to investors and other stakeholders, and announces recommendations.
DBJ Green Building Certification	The DBJ Green Building Certification is a certification system created by Development Bank of Japan Inc. in April 2011 to support real estate properties with environmental and social awareness (Green Building). The certification system is said to evaluate and certify real estate properties in terms of their desirability for society and the economy based on a comprehensive evaluation, which includes not only environmental performance, but also responsiveness to various stakeholder needs such as consideration for emergency preparedness and the community, and to support these efforts.
BELS	The BELS is a building energy-efficiency labeling system that was started with the aim of having third-party institutions implement accurate evaluation and labeling of energy-conservation performance in non-residential buildings in accordance with the guidelines set forth in October 2013 by the Ministry of Land, Infrastructure, Transport and Tourism in Evaluation Guidelines for Energy-efficiency Labeling for Non-residential Buildings (2013).
CASBEE (Comprehensive Assessment System for Built Environment Efficiency)	CASBEE is a method for evaluating and rating the environmental performance of buildings as a system for comprehensively evaluating the quality of buildings in terms of environmental-friendliness (such as energy conservation and using energy-saving materials with a low environmental footprint), levels of comfort within the building, and consideration given to the scenery.
CASBEE for Wellness Office Certification	CASBEE for Wellness Office Certification is a system for evaluating building specifications, performance, and initiatives that support the maintenance and promotion of users' health and comfort. In addition to factors that directly impact the health and comfort of workers in buildings, factors that contribute to improving intellectual productivity and performance in terms of safety and security are also evaluated. The Institute for Building Environment and Energy Conservation (IBEC) is engaged in such activities as promoting CASBEE and operating evaluation and certification systems.
JHEP Certification	JHEP Certification is a system developed by the US Department of the Interior in the 1970s to 1980s in which the Ecosystem Conservation Society-Japan quantitatively assesses and certifies the environment in terms of habitats.

## Cautionary Statement

This presentation contains forward-looking statements including the forecasts, outlook, targets and plans of Hulic Reit, Inc. (hereinafter referred to as “HLC”). These forward-looking statements are the views and opinions of HLC and Hulic REIT Management Co., Ltd. (hereinafter referred to as “asset management company”) based on information available at the time this presentation was prepared and contain certain subjective assumptions, and they are subject to the impact of existing or unknown risks or uncertain factors that may influence future performance. Accordingly, these statements do not guarantee future performance and actual results may differ materially from those expressed or implied in such statements.

Careful attention was paid in the preparation of this presentation, but HLC has not performed a detailed verification of the information appearing within this presentation, including any information derived from publicity available sources, and as such, HLC cannot guarantee the accuracy, completeness, appropriateness or validity of the information in this presentation, regardless of whether it is information prepared by HLC and its asset management company or information from a third party. In addition, the information appearing in this presentation has not necessarily been updated to reflect the latest available information, and HLC carries no obligation to do such. The information in this presentation is subject to change without notice.

This presentation is intended to provide information for reference purposes only and is not intended to offer or solicit investments or to recommend purchases or sales involving securities, financial products, or other transactions. Please inquire with a securities company for the purchase of investment units or investment corporation bonds. Decisions on investments are to be made at your sole discretion and responsibility. Note that it is prohibited to reproduce, appropriate, etc., the contents of this presentation without approval in advance.