

# HULIC REIT, INC.

Translation Purposes Only

August 25, 2025

To All Concerned Parties

Name of REIT Issuer:

Hulic Reit, Inc.

2-3-11 Kandasurugadai, Chiyoda-ku, Tokyo, Japan

Kazuaki Chokki, Executive Officer

(TSE Code: 3295)

Contact:

Asset Management Company

Hulic REIT Management Co., Ltd.

Kazuaki Chokki, President and CEO

Person to Contact:

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Administration Division and General Manager of Finance

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## **Notice concerning the Borrowing of Funds**

TOKYO, August 25, 2025 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to borrow funds (“Borrowing of Funds”) as follows.

### I. Details of the Borrowing of Funds

#### 1. Details of the Borrowing of Funds

Term	Lender	Borrowing amount	Interest rate (Note 6)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 10)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 1)	¥1.610 billion	Undetermined (Note 7) (Note 8)	August 29, 2025	Borrowing in accordance with the individual term loan agreement to be entered into on August 27, 2025 with the lender shown on left	August 31, 2029	Lump-sum repayment	Unsecured and unguaranteed
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 2)	¥3.117 billion	Base interest rate (JBA three -months Japanese Yen TIBOR) + 0.200% (Note 9)			February 28, 2030		
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 3)	¥2.000 billion	Undetermined (Note 7) (Note 8)			August 30, 2030		

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Term	Lender	Borrowing amount	Interest rate (Note 6)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 10)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 4)	¥1.867 billion	Undetermined (Note 7) (Note 8)	August 29, 2025	Borrowing in accordance with the individual term loan agreement to be entered into on August 27, 2025 with the lender shown on left	August 29, 2031	Lump-sum repayment	Unsecured and unguaranteed
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 5)	¥3.176 billion	Base interest rate (JBA three -months Japanese Yen TIBOR) + 0.320% (Note 9)			August 31, 2032		

Notes:

- The syndicate of lenders consists of Development Bank of Japan Inc.
- The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Trust & Banking Co., Ltd., SBI Shinsei Bank, Limited, Shinkin Central Bank and Mitsui Sumitomo Insurance Company, Limited.
- The syndicate of lenders consists of MUFG Bank, Ltd. and The Norinchukin Bank.
- The syndicate of lenders consists of MUFG Bank, Ltd. and Aozora Bank, Ltd.
- The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Norinchukin Bank and Mizuho Trust & Banking Co., Ltd.
- The loan fees and other charges to be paid to the lender(s) are not included.
- The first interest payment date will be November 28, 2025, and subsequently thereafter the interest payment date will fall on the last day of February, May, August, and November of each applicable year and on the principal repayment date (the repayment date will be the next business day if it falls on a non-business day or the prior business day if such next business day falls in the next month).
- Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.
- The first interest payment date will be November 28, 2025, and subsequently thereafter the interest payment date will fall on the last day of February, May, August, and November of each applicable year and on the principal repayment date (the repayment date will be the next business day if it falls on a non-business day or the prior business day if such next business day falls in the next month). The base interest rate applied to the calculation period for the interest payable on the interest payment date will be the three-months Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration (JBATA) two business days prior to each interest payment date. (For the first calculation period, the base interest rate shall be the two business days prior to the anticipated drawdown date.) These base interest rates will be revised on each interest payment date. Please refer to the JBATA website (<https://www.jbatibor.or.jp/rate/>) for the latest and historical JBA Japanese Yen TIBOR rates.
- In cases where certain requirements, such as prior written notice of Hulic Reit, are met during the term after the execution of the borrowing shown above until the repayment date, Hulic Reit may repay the principal of the borrowing in part or in its entirety prior to the repayment date.

## 2. Reason for the Borrowing of Funds

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

# HULIC REIT, INC.

## 3. Amount, use and planned disbursement date

(1) Total amount of proceeds: ¥11.770 billion

(2) Specific use of proceeds

Hulic Reit intends to allocate the refinancing funds of ¥5.0 billion in long-term borrowings due on August 29, 2025 described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on August 25, 2017, ¥2.30 billion in long-term borrowings due on August 29, 2025 described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on January 29, 2019, ¥2.470 billion in long-term borrowings due on August 29, 2025 described in “Notice concerning the Borrowing of Funds” announced on February 25, 2020, ¥2.00 billion in Investment Corporation Bonds due on August 29, 2025 described in “Notice concerning Issuance of Investment Corporation Bonds” announced on August 25, 2015.

(3) Planned disbursement date: August 29, 2025

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

(Millions of yen)

		Prior to Borrowing of Funds	After Borrowing of Funds	Change
	Short-term borrowings (Note)	0	0	0
	Long-term borrowings (Note)	178,716	180,716	2,000
	Total borrowings	178,716	180,716	2,000
	Investment corporation bonds	20,000	18,000	-2,000
	Total of borrowings and investment corporation bonds	198,716	198,716	0

Note:

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

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

There are no changes to the content in “Chapter 1. Fund Information, Part 1. Fund Status, 3. Investment Risks” of the securities report, submitted to the regulator on May 26, 2025, concerning risks pertaining to the repayment of the Borrowing of Funds.

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