

# HULIC REIT, INC.

Translation Purposes Only

April 18, 2024

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

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## **Notice concerning Early Repayment of Borrowings**

TOKYO, April 18, 2024 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to make the early repayment of certain existing borrowings (“Early Repayment”) as follows.

### 1. Details of the Early Repayment

- (1) Amount of early repayment: ¥ 3.5 billion
- (2) Date of early repayment: April 30, 2024
- (3) Funds for early repayment: Proceeds from the transfer described in “Notice concerning the Transfer of Property” released on February 26, 2024 and Cash reserve

### 2. Details of borrowings subject to the Early Repayment

Term	Lender	Borrowing amount	Drawdown date	Repayment date	Repayment method	Security
Short-term	Mizuho Bank, Ltd.	¥2.3 billion (Notes 1) (Notes 2)	December 1, 2023	November 29, 2024	Lump-sum repayment	Unsecured and unguaranteed
Short-term	Mizuho Bank, Ltd.	¥3.7 billion (Notes 3) (Notes 4)	December 22, 2023	December 20, 2024	Lump-sum repayment	Unsecured and unguaranteed

Notes:

- 1 The borrowing amount corresponds to the outstanding balance after making the early repayment of borrowings, as described in “Notice concerning Partial Early Repayment of Borrowings” released on February 22, 2024. Note that the borrowings will be fully repaid after the Early Repayment.

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2 For details on the borrowings, please see “Notice concerning the Borrowing of Funds” released on November 24, 2023.

3 Of the above borrowings, ¥1.2 billion will have been repaid, and the outstanding balance on borrowings following the Early Repayment of the borrowings stated above will be ¥2.5 billion.

4 For details on the borrowings, please see “Notice concerning the Borrowing of Funds” released on December 19, 2023.

### 3. Financing status after the Early Repayment

(Millions of yen)

	Prior to the Early Repayment	After the Early Repayment	Change
Short-term borrowings (Notes)	6,000	2,500	(3,500)
Long-term borrowings (Notes)	165,116	165,116	0
Total borrowings	171,116	167,616	(3,500)
Investment corporation bonds	17,000	17,000	0
Total of borrowings and investment corporation bonds	188,116	184,616	(3,500)

Notes: “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.”

### 4. Future outlook

The impact of the execution of the Early Repayment is immaterial to the outlook concerning our financial results for the fiscal period ending August 31, 2024 (March 1, 2024 to August 31, 2024) and the fiscal period ending February 28, 2025 (September 1, 2024 to February 28, 2025), and therefore we make no revisions to such outlook.

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

There are no changes to the risks pertaining to the Early repayment listed in “Chapter 1. Fund Information, Part 1. Fund Status, 3. Investment Risks” of the securities report submitted to the regulator on November 24, 2023.

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