

HULIC REIT, INC.

Translation Purpose Only

February 25, 2026

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:

Hiroshi Machiba, Director, CFO, Head of Planning and

Administration Division and General Manager of Finance
and Planning Department

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Notice concerning the Borrowing of Funds (Determination of Interest Rate)

TOKYO, February 25, 2026 –Hulic Reit, Inc. (“Hulic Reit”) announces today that the interest rate with respect to the borrowings announced in the “Notice concerning the Borrowing of Funds” dated February 20, 2026 has been determined, as follows.

1. Determination of interest rate on borrowings

Lender	Borrowing amount	Interest rate	Scheduled drawdown date	Borrowing Method	Repayment date	Repayment method	Security
Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥0.850 billion	2.42700%	February 27, 2026	Borrowing in accordance with individual term loan agreement entered into on February 25, 2026 with the lenders shown on left.	August 29, 2031	Lump-sum repayment	Unsecured and unguaranteed

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