

HULIC REIT, INC.

Translation Purpose Only

January 14, 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:

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Administration Division and General Manager of Finance
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Notice concerning the Borrowing of Funds

TOKYO, January 14, 2026 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to borrow funds (“Borrowing of Funds”) as follows.

I. Details of Borrowing of Funds

1. Details of the Borrowing of Funds

Term	Lender	Borrowing amount	Interest rate (Note 1) (Note 2)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 3)	Security
Short-term	Mizuho Bank, Ltd.	¥2.88 Billion	Base rate of interest (JBA one-month Japanese Yen TIBOR) + 0.20%	January 16, 2026	Borrowing in accordance with the individual term loan agreement entered into on January 14, 2026 with the lender shown on left	December 30, 2026	Lump-sum repayment	Unsecured and unguaranteed

Notes:

- 1 The loan fees and other charges to be paid to the lender are not included.
- 2 The first interest payment date will be January 30, 2026, and subsequently thereafter the interest payment date will fall on the last day of every month until the principal repayment date or 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 this 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 one-month Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration (JBATA) two business days prior to the first day of each calculation period for the interest (for the first calculation period, two business days prior to the anticipated drawdown date). These base interest rates will be revised on each interest payment date. However, if the calculation period is less than one month or more than one month, the base interest rate corresponding to that period will be calculated based on the method specified in the contract.

Please refer to the JBATA website (<https://www.jbatibor.or.jp/rate/>) for the latest and historical JBA Japanese Yen TIBOR rates.

HULIC REIT, INC.

- 3 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

To allocate for the part of the acquisition funds described following “3. Amount, use and planned disbursement date / (2) Specific use of the proceeds.”

3. Amount, use and planned disbursement date

(1) Total amount of the proceeds

¥ 2.88 billion

(2) Specific use of the proceeds

The proceeds will be used to cover the payments for the acquisition and related expenses, which are the assets to be acquired as described in the “Notice concerning the Acquisition of Property,” announced today.

(3) Planned disbursement date

January 16, 2026

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

(Millions of yen)

	Before borrowing	After borrowing	Change
Short-term borrowings (Note)	1,000	3,880	2,880
Long-term borrowings (Note)	178,016	178,016	0
Total borrowings	179,016	181,896	2,880
Investment corporation bonds	15,000	15,000	0
Total interest-bearing debt	194,016	196,896	2,880

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 of more than one year. At any point in time, even when the time until maturity of long-term borrowings is less than one year, the outstanding balance is still included in “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 risks pertaining to the repayment of the Borrowing of Funds listed in “Chapter 1. Fund Information, Part 1. Fund Status, 3. Investment Risks” of the securities report submitted to the regulator on November 20, 2025.

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