

HULIC REIT, INC.

Translation Purposes Only

February 20, 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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Notice concerning the Borrowing of Funds

TOKYO, February 20, 2026 – 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 5)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 9)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 1)	¥2,010 billion	Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.200% (Note 6)			August 30, 2030		
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 2)	¥3,150 billion	Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.210% (Note 6)	February 27, 2026	Borrowing in accordance with the individual term loan agreement to be entered into on February 25, 2026 with the lender shown on left	February 28, 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 3)	¥0.850 billion	Undetermined (Note 7) (Note 8)			August 29, 2031		

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Term	Lender	Borrowing amount	Interest rate (Note 5)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 9)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 4)	¥3,990 billion	Base interest rate (JBA one-month Japanese Yen TIBOR) + 0.260% (Note 6)	February 27, 2026	Borrowing in accordance with the individual term loan agreement to be entered into on February 25, 2026 with the lender shown on left	February 27, 2032	Lump-sum repayment	Unsecured and unguaranteed

Notes:

- 1 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited and Resona Bank, Limited.
- 2 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Norinchukin Bank, Mizuho Trust & Banking Co., Ltd. and SBI Shinsei Bank, Limited.
- 3 The syndicate of lenders consists of MUFG Bank, Ltd.
- 4 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Norinchukin Bank, Mizuho Trust & Banking Co., Ltd. and Resona Bank, Limited.
- 5 The loan fees and other charges to be paid to the lender(s) are not included.
- 6 The first interest payment date will be March 31, 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 Japanese Yen Tokyo Interbank Offered Rate (TIBOR) corresponding to each calculation period 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. Please refer to the JBATA website (<https://www.jbatibor.or.jp/rate/>) for the latest and historical JBA Japanese Yen TIBOR rates.
- 7 The first interest payment date will be May 29, 2026, 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).
- 8 Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.
- 9 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.

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3. Amount, use and planned disbursement date

- (1) Total amount of proceeds: ¥10.0 billion
- (2) Specific use of proceeds

Hulic Reit intends to allocate the refinancing funds of ¥10.0 billion in long-term borrowings due on February 27, 2026, described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on January 29, 2019.

- (3) Planned disbursement date: February 27, 2026

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)	3,880	3,880	0
	Long-term borrowings (Note)	178,016	178,016	0
	Total borrowings	181,896	181,896	0
	Investment corporation bonds	15,000	15,000	0
	Total of borrowings and investment corporation bonds	196,896	196,896	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 November 20, 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>