

# HULIC REIT, INC.

Translation Purposes Only

September 4, 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

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## **Notice concerning Partial Early Repayment of Borrowing**

TOKYO, September 4, 2025 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to make a partial early repayment of certain existing borrowing (“Early Repayment”) as follows.

### 1. Details of the Early Repayment

(1) Amount of early repayment: ¥ 4.7 billion

(2) Date of early repayment: September 10, 2025

(3) Funds for early repayment: Proceeds from the transfer described in “Notice concerning the Transfer of Property” released on today and Cash reserves

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

Term	Lender	Borrowing amount	Drawdown date	Repayment date	Repayment method	Security
Long-term	Mizuho Bank, Ltd.	¥11.1 billion (Note 1) (Note 2) (Note 3)	December 24, 2024	March 31, 2026	Lump-sum repayment	Unsecured and unguaranteed

Notes:

1 The borrowing amount corresponds to the outstanding balance after making the partial early repayment of borrowing, as described in “Notice concerning Partial Early Repayment of Borrowings” released on February 25, 2025. In addition, the outstanding balance on borrowing following the Early Repayment of the borrowing stated above is ¥6.4 billion.

2 Break-funding costs upon the Early Repayment will occur. However, the impact of these costs on Hulic Reit is negligible.

3 For details on the borrowing, please see “Notice concerning the Borrowing of Funds” released on December 18, 2024.

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## 3. Financing status after the Early Repayment

(Millions of yen)

		Prior to the Early Repayment	After the Early Repayment	Change
	Short-term borrowings (Note)	0	0	0
	Long-term borrowings (Note)	180,716	176,016	(4,700)
	Total borrowings	180,716	176,016	(4,700)
	Investment corporation bonds	18,000	18,000	0
	Total of borrowings and investment corporation bonds	198,716	194,016	(4,700)

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.”

## 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 February 28, 2026 (September 1, 2025 to February 28, 2026), 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 May 26, 2025.

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