

HULIC REIT, INC.

Translation Purposes Only

February 24, 2022

To All Concerned Parties

Name of REIT Issuer:

Hulic Reit, Inc.

2-26-9 Hatchobori, Chuo-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 Execution of Interest Rate Swap Agreements

TOKYO, February 24, 2022 – Hulic Reit, Inc. (“Hulic Reit”) announces today that the interest rate swap agreements with respect to the borrowings announced in “Notice concerning the Formulation of the Sustainability Finance Framework and the Borrowing of Funds (Green Loan, etc.)” , “Notice concerning the Borrowing of Funds (Positive Impact Finance (Mizuho Bank, Ltd.))” and “Notice concerning the Borrowing of Funds (Positive Impact Finance (Sumitomo Mitsui Trust Bank, Limited))” on February 22, 2022, have been executed, as follows.

1. Reason for execution of interest rate swap agreements

(1) Reason for execution of interest rate swap agreements

Interest rate swap agreements have been executed in order to hedge against the risk of interest rate fluctuations by fixing the interest rate for the borrowings in accordance with the individual term loan agreements (floating interest rate) entered into on February 24, 2022.

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(2) Details of interest rate swap agreements

<Borrowings for which interest rate swap agreements have been executed>

Classification	Lender	Borrowing amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Borrowing 1	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥2.857 billion	Base interest rate (JBA three-month Japanese Yen TIBOR) + 0.320%	February 28, 2022	Borrowing in accordance with the individual term loan agreement entered into on February 24, 2022 with the lender shown on left	February 28, 2029	Lump-sum repayment	Unsecured and unguaranteed
Borrowing 2	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥2.563 billion	Base interest rate (JBA three-month Japanese Yen TIBOR) + 0.370%			August 31, 2029		
Borrowing 3	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥1.5 billion	Base interest rate (JBA three-month Japanese Yen TIBOR) + 0.420%			February 28, 2030		
Borrowing 4	Sumitomo Mitsui Trust Bank, Limited	¥2.0 billion	Base interest rate (JBA three-month Japanese Yen TIBOR) + 0.420%			February 28, 2030		
Borrowing 5	Mizuho Bank, Ltd.	¥2.0 billion	Base interest rate (JBA three-month Japanese Yen TIBOR) + 0.470%			August 31, 2030		

Note:

For details, please refer to “Notice concerning the Formulation of the Sustainability Finance Framework and the Borrowing of Funds (Green Loan, etc.)”, “Notice concerning the Borrowing of Funds (Positive Impact Finance (Mizuho Bank, Ltd.))” and “Notice concerning the Borrowing of Funds (Positive Impact Finance (Sumitomo Mitsui Trust Bank, Limited))” on February 22, 2022.

<Details of interest rate swap agreements>

Interest rate swap agreement for “Borrowing 1”

(i) Counterparty	Sumitomo Mitsui Trust Bank, Limited
(ii) Notional principal	¥2.857 billion
(iii) Interest rate (Note 1)	Fixed interest rate: 0.62890% Floating interest rate: JBA three-month Japanese Yen TIBOR (Note 2) + 0.320%
(iv) Start date	February 28, 2022
(v) End date	February 28, 2029

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(vi) Interest payment dates	The first interest payment date will be May 31, 2022 and, thereafter, the interest payment date will fall on the last day of February, May, August, and November of each year and on the principal repayment date (provided, however, any payment required to be made on a day that is a non-business day will be made on the next succeeding business day, so long as such next succeeding business day does not fall in the next month, in which case such payment will be made in the business day prior to the non-business day).
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Notes:

- 1 This interest rate swap agreement for “Borrowing 1” will effectively fix the interest rate for the said borrowing at 0.62890%.
- 2 If the calculation period is shorter than three months or if the interest calculation period is longer than three months, the base interest rate for the applicable period calculated based on the method stipulated in the loan agreement will be used.

Interest rate swap agreement for “Borrowing 2”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥2.563 billion
(iii) Interest rate (Note 1)	Fixed interest rate: 0.69600% Floating interest rate: JBA three-month Japanese Yen TIBOR (Note 2) + 0.370%
(iv) Start date	February 28, 2022
(v) End date	August 31, 2029
(vi) Interest payment dates	The first interest payment date will be May 31, 2022 and, thereafter, the interest payment date will fall on the last day of February, May, August, and November of each year and on the principal repayment date (provided, however, any payment required to be made on a day that is a non-business day will be made on the next succeeding business day, so long as such next succeeding business day does not fall in the next month, in which case such payment will be made in the business day prior to the non-business day).

Notes:

- 1 This interest rate swap agreement for “Borrowing 2” will effectively fix the interest rate for the said borrowing at 0.69600%.
- 2 If the calculation period is shorter than three months or if the interest calculation period is longer than three months, the base interest rate for the applicable period calculated based on the method stipulated in the loan agreement will be used.

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Interest rate swap agreement for “Borrowing 3”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥1.5 billion
(iii) Interest rate (Note 1)	Fixed interest rate: 0.76300% Floating interest rate: JBA three-month Japanese Yen TIBOR (Note 2) + 0.420%
(iv) Start date	February 28, 2022
(v) End date	February 28, 2030
(vi) Interest payment dates	The first interest payment date will be May 31, 2022 and, thereafter, the interest payment date will fall on the last day of February, May, August, and November of each year and on the principal repayment date (provided, however, any payment required to be made on a day that is a non-business day will be made on the next succeeding business day, so long as such next succeeding business day does not fall in the next month, in which case such payment will be made in the business day prior to the non-business day).

Notes:

- 1 This interest rate swap agreement for “Borrowing 3” will effectively fix the interest rate for the said borrowing at 0.76300%.
- 2 If the calculation period is shorter than three months or if the interest calculation period is longer than three months, the base interest rate for the applicable period calculated based on the method stipulated in the loan agreement will be used.

Interest rate swap agreement for “Borrowing 4”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥2.0 billion
(iii) Interest rate (Note 1)	Fixed interest rate: 0.76300% Floating interest rate: JBA three-month Japanese Yen TIBOR (Note 2) + 0.420%
(iv) Start date	February 28, 2022
(v) End date	February 28, 2030
(vi) Interest payment dates	The first interest payment date will be May 31, 2022 and, thereafter, the interest payment date will fall on the last day of February, May, August, and November of each year and on the principal repayment date (provided, however, any payment required to be made on a day that is a non-business day will be made on the next succeeding business day, so long as such next succeeding business day does not fall in the next month, in which case such payment will be made in the business day prior to the non-business day).

Notes:

- 1 This interest rate swap agreement for “Borrowing 4” will effectively fix the interest rate for the said borrowing at 0.76300%.
- 2 If the calculation period is shorter than three months or if the interest calculation period is longer than three months, the base interest rate for the applicable period calculated based on the method stipulated in the loan agreement will be used.

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Interest rate swap agreement for “Borrowing 5”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥2.0 billion
(iii) Interest rate (Note 1)	Fixed interest rate: 0.82900% Floating interest rate: JBA three-month Japanese Yen TIBOR (Note 2) + 0.470%
(iv) Start date	February 28, 2022
(v) End date	August 31, 2030
(vi) Interest payment dates	The first interest payment date will be May 31, 2022 and, thereafter, the interest payment date will fall on the last day of February, May, August, and November of each year and on the principal repayment date (provided, however, any payment required to be made on a day that is a non-business day will be made on the next succeeding business day, so long as such next succeeding business day does not fall in the next month, in which case such payment will be made in the business day prior to the non-business day).

Notes:

- 1 This interest rate swap agreement for “Borrowing 4” will effectively fix the interest rate for the said borrowing at 0.82900%.
- 2 If the calculation period is shorter than three months or if the interest calculation period is longer than three months, the base interest rate for the applicable period calculated based on the method stipulated in the loan agreement will be used.

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