

HULIC REIT, INC.

Translation Purposes Only

August 26, 2024

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

Tel: +81-3-5244-5580

Notice Concerning the Borrowing of Funds

TOKYO, August 26, 2024 – 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 (Notes 5)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Notes 9)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Notes 1)	¥0.8 billion	Base interest rate (JBA three -months Japanese Yen TIBOR) + 0.170% (Notes 6)	August 30, 2024	Borrowing in accordance with the individual term loan agreement to be entered into on August 28, 2024 with the lender shown on left	August 31, 2027	Lump-sum repayment	Unsecured and unguaranteed
	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Notes 2)	¥2.0 billion	Base interest rate (JBA three -months Japanese Yen TIBOR) + 0.190% (Notes 6)			August 31, 2028		
	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Notes 3)	¥2.887 billion	Base interest rate (JBA three -months Japanese Yen TIBOR) + 0.200% (Notes 6)			February 28, 2029		

HULIC REIT, INC.

Term	Lender	Borrowing amount	Interest rate (Notes 5)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Notes 9)	Security
Long-term	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Notes 4)	¥6.147 billion	Undetermined (Notes 7) (Notes 8)	August 30, 2024	Borrowing in accordance with the individual term loan agreement to be entered into on August 28, 2024 with the lender shown on left	August 29, 2031	Lump-sum repayment	Unsecured and unguaranteed

Notes:

- 1 The syndicate of lenders consists of Mitsui Sumitomo Insurance Company, Limited and THE NISHI-NIPPON CITY BANK, LTD.
- 2 The syndicate of lenders consists of Mizuho Bank, Ltd.
- 3 The syndicate of lenders consists of Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited., SBI Shinsei Bank, Limited, Shinkin Central Bank, The 77 Bank, Ltd. and THE NISHI-NIPPON CITY BANK, LTD.
- 4 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., The Norinchukin Bank and Development Bank of Japan Inc.
- 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 November 29, 2024, 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). The base interest rate applied to the calculation period for the interest payable on the interest payment date will be the three-months Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration (JBATA) two business days prior to each interest payment date. (For the first calculation period, the base interest rate shall be the 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 November 29, 2024, 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

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

HULIC REIT, INC.

3. Amount, use and planned disbursement date

(1) Total amount of proceeds: ¥11.834 billion

(2) Specific use of proceeds

Hulic Reit intends to allocate the refinance funds of ¥1.9 billion in long-term borrowings due on August 30, 2024 described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on December 9, 2014, ¥0.5 billion in long-term borrowings due on August 30, 2024 described in “Notice concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on February 19, 2016, ¥1.754 billion in long-term borrowings due on August 30, 2024 described in “Notice concerning the Refinancing of Funds and Extension of Commitment Line Contracts” announced on February 2, 2017, ¥5.4 billion in long-term borrowings due on August 30, 2024 described in “Notice Concerning the Borrowing of Funds and Early Repayment of Borrowings” announced on August 25, 2017 and ¥2.28 billion in long-term borrowings due on August 30, 2024 described in “Notice concerning the Borrowing of Funds” announced on February 25, 2020.

(3) Planned disbursement date: August 30, 2024

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

(Millions of yen)

	Prior to Borrowing of Funds (Notes 1)	After Borrowing of Funds (Notes 1)	Change
Short-term borrowings (Notes 2)	0	0	0
Long-term borrowings (Notes 2)	167,616	167,616	0
Total borrowings	167,616	167,616	0
Investment corporation bonds	20,000	20,000	0
Total of borrowings and investment corporation bonds	187,616	187,616	0

Notes:

- 1 The outstanding balance after the Borrowing of Funds includes the contents described in the “Notice concerning Issuance of Investment Corporation Bonds and Early Repayment of Borrowings” announced on August 8, 2024.
- 2 “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 May 22, 2024, concerning risks pertaining to the repayment of the Borrowing of Funds.

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