

HULIC REIT, INC.

Translation Purposes Only

March 10, 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 and Planning Department

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Notice concerning the Early Repayment of Borrowing

TOKYO, March 10, 2026 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to make an early repayment of certain existing borrowing (“Early Repayment”) as follows.

1. Details of the Early Repayment

(1) Amount of early repayment: ¥ 6.4 billion

(2) Date of early repayment: March 16, 2026

(3) Funds for early repayment: Proceeds from the transfer described in “Notice concerning the Transfer of Properties” 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.	¥6.4 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 September 4, 2025. In addition, the borrowings will be fully repaid by the Early Repayment of the borrowings.

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)	3,880	3,880	0
Long-term borrowings (Note)	178,016	171,616	(6,400)
Total borrowings	181,896	175,496	(6,400)
Investment corporation bonds	15,000	15,000	0
Total of borrowings and investment corporation bonds	196,896	190,496	(6,400)

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. Outlook

The impact of the execution of the Early Repayment is immaterial to the outlook concerning our financial results for the fiscal period ending August 31, 2026 (March 1, 2026 to August 31, 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 November 20, 2025.

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