

HULIC REIT, INC.

Translation Purpose Only

August 27, 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:

Hiroshi Machiba, Director, CFO, Head of Planning and

Administration Division and General Manager of Finance
and Planning Department

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Notice concerning the Borrowing of Funds (Determination of Interest Rate)

TOKYO, August 27, 2025 –Hulic Reit, Inc. (“Hulic Reit”) announces today that the interest rate with respect to the borrowings announced in the “Notice concerning the Borrowing of Funds” dated August 25, 2025 has been determined, as follows.

1. Determination of interest rate on borrowings

Lender	Borrowing amount	Interest rate	Scheduled drawdown date	Borrowing Method	Repayment date	Repayment method	Security
Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥1.610 billion	1.55000%	August 29, 2025	Borrowing in accordance with individual term loan agreement entered into on August 27, 2025 with the lenders shown on left.	August 31, 2029	Lump-sum repayment	Unsecured and unguaranteed
Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥2.000 billion	1.55750%			August 30, 2030		
Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	¥1.867 billion	1.75250%			August 29, 2031		

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