Summary of Q&A Session at the Financial Results Briefing of Hulic Reit, Inc. for the 23rd Fiscal Period (Ended August 31, 2025)

[Date: October 20, 2025]

During the Q&A session at the financial results briefing, one questioner asked two questions.

Questions	Answers
Regarding the future acquisition of properties, Hulic Reit has announced the plan to sell all the Network Centers, and I assume that Hulic Reit will use the proceeds from the sale. Do you plan to continue acquiring Offices that are located in the center of the city and where you can expect upsides in rent, and large-scale Hotels? If you have any other plans, please let us know.	To date, in line with our policy of enhancing growth, we have acquired Offices, where there is an expectation of rent increases, and Hotels with variable rents. As for Hotels, the acquisition ratio has exceeded 20% and the variable rent ratio is just under 30%. We believe that we have generally reached the target level of acquisition. Therefore, going forward, we would like to acquire properties that enhance growth and quality of portfolio, such as Offices, where there is an expectation of rent increases, and urban Retail Properties, where there is an expectation of upside, although this may be from a medium- to long-term perspective. As for the funds, we have the proceeds from sales, but a portion of these funds will also be used to repay part of the borrowings, so basically for the time being, we are considering asset replacement. In some cases, we are also considering exchange, and we would like to operate with the assumption that we will realize gains on sale.

Questions	Answers
It will aim to achieve a DPU of 4,000 yen or more from the fiscal period ending February 2027, but realistically, I have the impression that it will need to continuously realize gains on sales. On the other hand, if Hulic Kamiyacho Building and the Network Centers are all to be sold, as for Offices, the sale of Properties seems to have come to an end, but is there any property that Hulic Reit considers to be a property with issues in Office Portfolio? In addition, if the sale of the Network Centers is completed, what will be the holding policy for the Private Nursing Homes? Will Hulic Reit continue to hold them, or will they be a target for sale as rent increases are difficult to expect?	Office properties are considered for future sales, but we currently do not recognize any property with issues. We have selected Properties with the perspective that, like Hulic Kamiyacho Building, it is difficult to expect upside in the future, and in some cases, downside is possible. Therefore, even in the recent favorable market environment in Offices, the level of growth varies depending on the situation, such as no expectation of rent increases or (long-term) fixed rent, and we believe that Property in such a situation can be considered for sale. We are considering properties for sale from the viewpoint that it is difficult to find growth potential due to cost increases, rather than a property with issues. As for Private Nursing Homes for the elderly, they are categorized as “Assets for Other Uses” in the Portfolio (under Management Guidelines) with a percentage to total assets of approximately 10%. While variable rent ratios for Hotels have increased and become more growth-oriented, there is also the possibility of fluctuations up and down, and we aim to maintain them as assets with a certain degree of stability. Therefore, we believe that the basic stance for Private Nursing Homes for the elderly will be to continue holding them for the time being, and to respond individually depending on circumstances such as the age of facilities and cost increases.

The Asset Management Company : HULIC REIT MANAGEMENT CO.,LTD.