

HULIC REIT, INC.

Translation Purposes Only

October 17, 2025

To All Concerned Parties

Name of REIT Issuer:

Hulic Reit, Inc.

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Kazuaki Chokki, Executive Officer

(TSE Code: 3295)

Contact:

Asset Management Company

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Kazuaki Chokki, President and CEO

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Notice Concerning the Borrowing of Funds (Green Loan)

TOKYO, October 17, 2025 – 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 (Note 2)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 6)	Security
Short-term	Mizuho Bank, Ltd.	¥1.0 billion	Base interest rate (JBA one-month Japanese Yen TIBOR) + 0.20% (Note 3)	October 29, 2025	Borrowing in accordance with the individual term loan agreement to be entered into on October 27, 2025, with the lender shown on left	October 29, 2026	Lump-sum repayment	Unsecured and unguaranteed
Long-term	Resona Bank, Limited. (Green Loan) (Note 1)	¥2.0 billion	Base interest rate + 0.210% (Note 4) (Note 5)			October 31, 2030		

Notes:

- 1 The borrowings will be procured through green loans based on the Sustainability Finance Framework (below, the “Framework”). For details of the Framework, see the webpage “Sustainability Finance” on Hulic Reit’s website available at the following link: <https://www.hulic-reit.co.jp/en/esg/greenfinance.html>.
- 2 The loan fees and other charges to be paid to the lender(s) are not included.
- 3 The first interest payment date will be October 31, 2025, and subsequently thereafter the interest payment date will fall on the last day of every month until the principal repayment date or 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 this 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 one-month Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration

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(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. However, if the calculation period is less than one month or exceeds one month, the base interest rate for the period shall be calculated based on the method specified in the contract. Please refer to the JBATA website (<https://www.jbatibor.or.jp/rate/>) for the latest and historical JBA Japanese Yen TIBOR rates.

- 4 The first interest payment will be made on January 30, 2026, and subsequent interest payments will be made on the last days of January, April, July and October and on the principal repayment date (If the date is not a business day, it shall be the next business day, and if the date falls in the following month, it shall be the previous business day.).
- 5 If certain green eligibility certifications, among other requirements (below, the “conformance requirements”), are acquired and maintained for the underlying assets of this borrowing, the benchmark interest rate calculated based on the Bank of Japan's Basic Guidelines for Funds-Supplying Operations to Support Financing for Climate Change Responses (below, the “Climate Change Response Operations”) will be applied for each interest calculation period. However, if the conformance requirements are no longer met, the benchmark interest rate corresponding to that period will be determined based on the method stipulated in the contract. Please refer to “Funds-Supplying Operations to Support Financing for Climate Change Responses” on the Bank of Japan's website for the benchmark interest rate for the Climate Change Response Operations (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm).
- 6 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

Hulic Reit intends to make the refinancing listed in “3. Amount, use and planned disbursement date / (2) Specific use of the proceeds” below. 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.

3. Amount, use and planned disbursement date

(1) Total amount of proceeds: ¥3.0 billion

(2) Specific use of proceeds

The funds will be used to refinance ¥3.0 billion in Investment Corporation Bonds announced in the press release "Notice concerning Issuance of Investment Corporation Bonds (Green Bonds) and Early Repayment of Borrowings" dated October 23, 2020, which is due for repayment on October 29, 2025.

(3) Planned disbursement date: October 29, 2025

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

(Millions of yen)

	Prior to Borrowing of Funds	After Borrowing of Funds	Change
Short-term borrowings (Note)	0	1,000	1,000
Long-term borrowings (Note)	176,016	178,016	2,000
Total borrowings	176,016	179,016	3,000
Investment corporation bonds	18,000	15,000	-3,000
Total of borrowings and investment corporation bonds	194,016	194,016	0

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.”

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 26, 2025, concerning risks pertaining to the repayment of the Borrowing of Funds and the Partial Early Repayment.

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