HULIC REIT, INC.

Translation Purposes Only

November 25, 2026

To All Concerned Parties

Name of REIT Issuer:
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Contact:
Asset Management Company
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Notice Concerning the Borrowing of Funds

TOKYO, November 25, 2026 – 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 1)	Anticipated drawdown date	Borrowing method	Repayment date	Repayment method (Note 3)	Security
Short-term	Mizuho Bank, Ltd.	¥1.0 billion	Base interest rate (JBA one -month Japanese Yen TIBOR) + 0.20% (Note 2)	December 9, 2026	Borrowing in accordance with the individual term loan agreement to be entered into on December 7, 2026, with the lender shown on left	August 31, 2027	Lump-sum repayment	Unse-cured and unguar-anteed

Notes:

1 The loan fees and other charges to be paid to the lender(s) are not included.

2 The first interest payment date will be December 30, 2026, 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 (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.

3 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.

3. Amount, use and planned disbursement date

(1) Total amount of proceeds: ¥1.0 billion

(2) Specific use of proceeds

The funds will be used to refinance ¥1.0 billion in Investment Corporation Bonds announced in the press release "Notice concerning Issuance of Investment Corporation Bonds" dated December 7, 2016, which is due for repayment on December 11, 2026.

(3) Planned disbursement date: December 9, 2026

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)	15,800	16,800	1,000
Long-term borrowings (Note)	185,496	185,496	0
Total borrowings	201,296	202,296	1,000
Investment corporation bonds	15,000	14,000	-1,000
Total of borrowings and investment corporation bonds	216,296	216,296	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 November 25, 2026, concerning risks pertaining to the repayment of the Borrowing of Funds.

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