HULIC REIT, INC.

Translation Purposes Only

August 25, 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:
Hiroshi Machiba, Director, CFO, Head of Planning and Administration Division and General Manager of Finance and Planning Department
Tel: +81-3-5244-5580

# Notice concerning Early Repayment of Borrowings

TOKYO, August 25, 2026 – Hulic Reit, Inc. (“Hulic Reit”) announces today that it has decided to make an early repayment of certain existing borrowings (“Early Repayment”) as follows.

1. Details of the Early Repayment
   (1) Amount of early repayment: ¥ 3.88 billion
   (2) Date of early repayment: August 31, 2026
   (3) Funds for early repayment: Undetermined (Note)

(Note) Although the funds for the early repayment are planned to be procured through a long-term loan, the details of such financing have not yet been determined as of today. We will promptly announce the details once they have been finalized.

2. Details of borrowings subject to the Early Repayment

| Term | Lender | Borrowing amount | Drawdown date | Repayment date | Repayment method | Security |
|---|---|---|---|---|---|---|
| Short-term | Mizuho Bank, Ltd. | ¥1.0 billion (Note 1) | October 29, 2025 | October 29, 2026 | Lump-sum repayment | Unsecured and unguaranteed |
| Short-term | Mizuho Bank, Ltd. | ¥2.88 billion (Note 2) | January 16, 2026 | December 30, 2026 | | |

Notes:
1 For details on the borrowing, please see “Notice Concerning the Borrowing of Funds (Green Loan)” released on October 17, 2025.
2 For details on the borrowing, please see “Notice concerning the Borrowing of Funds” released on January 14, 2026.

3. Financing status after the Early Repayment

   We will announce the details of the funding for the early repayment once they have been determined.

4. Outlook

   The impact of the execution of the early repayment on Hulic Reit's forecasted financial results for the fiscal period ending August 31, 2026 (March 1, 2026 to August 31, 2026) and the fiscal period ending February 28, 2027 (September 1, 2026 to February 28, 2027) is expected to be minimal, and there is no change to the forecasts.

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 May 26, 2026.

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