

Translation Purpose Only

December 22, 2017

To All Concerned Parties

Name of REIT Issuer:

Hulic Reit, Inc.
2-26-9 Hatchobori, Chuo-ku, Tokyo,
Japan Eiji Tokita, Executive Officer
(TSE Code: 3295)

Contact:

Asset Management Company
Hulic Reit Management Co.,
Ltd. Eiji Tokita, President and
CEO Person to Contact:
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Notice concerning the Completion of Transfer of Property

TOKYO, December 22, 2017 – Hulic Reit, Inc. (hereinafter referred to as “Hulic Reit”) announced today that it has completed the transfer of the following property (hereinafter referred to as the “Property”) described in “Notice concerning the Transfer of Property” announced on December 13, 2017.

1. Overview of the transfer

(1) Category	Tokyo Commercial Property (Office)
(2) Property name	Sasazuka South Building
(3) Address	Shibuya-ku, Tokyo
(4) Assets for transfer	Real estate trust beneficiary rights (Note 1)
(5) Transfer price	2,230 million yen (Note 2)
(6) Counterparty to the transfer	Not disclosed (Note 3)
(7) Transferred funds	The amount remaining after distribution of gains/losses on the transfer will be used as funds on hand with which to acquire property and/or repay loans.

Notes:

1. This is a transfer of unit ownership (relating to the entire ownership interest of Hulic Reit, which is approximately 96.0% of the total floor space of the entire building (converted to exclusive floor area on the property registry)).
2. The anticipated transfer price does not include consumption tax, local taxes, and costs and expenses related to the transfer.
3. The counterparty to the transfer is a domestic special-purpose company, but further information is not disclosed because approval for disclosure is not acquired from said counterparty to the transfer.

2. Other

For details regarding the transfer of the Property described above, please refer to “Notice concerning the Transfer of Property” announced December 13, 2017.

* This press release was distributed to:

The Tokyo Stock Exchange Press Club (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism (MLIT), and the press club for construction publications of the MLIT

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