

Translation Purpose Only

December 15, 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 15, 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 Acquisition, Lease, and Transfer of Property” announced on October 13, 2017.

### **1. Overview of the transfer**

- |                                  |  |
|----------------------------------|--|
| (1) Category                     | : Tokyo Commercial Property (Retail property)  |
| (2) Property name                | : Leaf Minatomirai (Land)  |
| (3) Location                     | : Yokohama-shi, Kanagawa prefecture  |
| (4) Assets for transfer          | : Real estate trust beneficiary rights (Note 1)  |
| (5) Transfer price               | : 7,205 million yen (Note 2)   |
| (6) Counterparty to the transfer | : Hulic Co., Ltd. (Note 3)   |
| (7) Transferred funds            | : (i) In addition to the proceeds from the issuance of new investment units through third-party allotment, as described in the November 15, 2017 press release titled “Notice Concerning the Determination of the Number of Investment Units for the Issuance of New Investment Units through Third-Party Allotment”, Hulic Reit will use the proceeds from this transfer to repay funds borrowed as described in the October 25, 2017 press release “Notice concerning the Borrowing of Funds.” Moreover, (ii) Hulic Reit will also use the proceeds to pay gains from the transfer allocated to unitholders. The remaining amount will be used as funds on hand with which to acquire specified assets and/or repay loans in the future. |

Notes:

1. Hulic Reit announced, on October 13, 2017, the decision to transfer the entire ownership of this property. The transfer of the quasi-co-ownership interest of 55% has been completed. Afterwards, a quasi-co-ownership interest of 30% will be transferred on April 27, 2018, and then a quasi-co-ownership interest of 15% will be transferred on September 27, 2018.
2. “Transfer price” does not include consumption or local taxes or the costs and expenses related to the transfer.
3. Hulic Co., Ltd. is an Interested Person, etc. (as defined in Article 201 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) and Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Cabinet Order No. 480 of 2000, as amended)) of Hulic Reit Management, and is an interested party according to Hulic Reit Management’s Regulations on Transactions with

# HULIC REIT, INC.

Interested Parties.

## 2. Other

For details regarding the transfer of the Property described above, please refer to “Notice concerning the Acquisition, Lease, and Transfer of Property” announced October 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/>