

Translation Purpose Only

September 27, 2018

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, September 27, 2018 – 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               | : 1,965 million yen (Note 2)   |
| (6) Counterparty to the transfer | : Hulic Co., Ltd. (Note 3)   |
| (7) Transferred funds            | : 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. At this time, the transfer of the quasi-co-ownership interest of 15% has been completed. A quasi-co-ownership interest of 55% had been transferred on December 15, 2017, and 30% had been transferred on April 27, 2018. This transfer makes the completion of Hulic Reit’s transfer of equity in this property in full.
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 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.

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