

Translation Purpose Only

December 16, 2014

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:
Kazuaki Chokki, Director, General Manager of Corporate
Planning and Administration Department
Tel: +81-3-6222-7250

Notice concerning the Entry into Interest Rate Swap Agreement

TOKYO, December 16, 2014 – Hulic Reit, Inc. (hereafter referred to as “Hulic Reit”) hereby announces that it has entered into an interest rate swap agreement. Details are as follows.

1. Reason for entry into interest rate swap agreement

In order to fix the interest rates for the borrowings pursuant to the individual term loan agreements entered into on December 16, 2014 as described in “2. Details of the interest rate swap” below and thus to hedge the risk of fluctuations in interest rates.

2. Details of the interest rate swap

Borrowings for which the interest rate swap agreement has been executed.

Classification	Lender	Borrowing amount (Millions of yen)	Interest rate	Anticipated drawdown date	Borrowing method	Repayment Date	Repayment method	Security
Borrowing 1	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,580	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.20%	February 27, 2015	Borrowing in accordance with individual term loan agreements entered into on December 16, 2014 with the lenders shown left	August 30, 2019	Lump-sum repayment	Unsecured Unguaranteed
Borrowing 2	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,740	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.23%			February 28, 2020		

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Classification	Lender	Borrowing amount (Millions of yen)	Interest rate	Anticipated drawdown date	Borrowing method	Repayment Date	Repayment method	Security
Borrowing 3	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	7,130	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.33%	February 27, 2015	Borrowing in accordance with individual term loan agreements entered into on December 16, 2014 with the lenders shown left	August 31, 2021	Lump-sum repayment	Unsecured Unguaranteed
Borrowing 4	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	7,550	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.40%			February 28, 2022		
Borrowing 5	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,900	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.60%			August 30, 2024		
Borrowing 6	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.80%			February 28, 2025		
Borrowing 7	Syndicate of lenders arranged by Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd.	300	Base rate of interest (JBA 3-month Japanese yen TIBOR) +0.95%			February 26, 2027		

(1) Interest rate swap agreement for “Borrowing 1”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥4,580 million
(iii) Interest rate	Fixed interest rate: 0.23500% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	August 30, 2019
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 1” at 0.43500%.

(2) Interest rate swap agreement for “Borrowing 2”

(i) Counterparty	SMBC Nikko Securities Inc.
(ii) Notional principal	¥5,740 million
(iii) Interest rate	Fixed interest rate: 0.25450% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	February 28, 2020
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall

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	on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).
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Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 2” at 0.48450%.

(3) Interest rate swap agreement for “Borrowing 3”

(i) Counterparty	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
(ii) Notional principal	¥7,130 million
(iii) Interest rate	Fixed interest rate: 0.34500% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	August 31, 2021
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 3” at 0.67500%.

(4) Interest rate swap agreement for “Borrowing 4”

(i) Counterparty	Nomura Securities Co., Ltd.
(ii) Notional principal	¥7,550 million
(iii) Interest rate	Fixed interest rate: 0.37300% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	February 28, 2022
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 4” at 0.77300%.

(5) Interest rate swap agreement for “Borrowing 5”

(i) Counterparty	Sumitomo Mitsui Trust Bank, Limited
(ii) Notional principal	¥1,900 million
(iii) Interest rate	Fixed interest rate: 0.57375% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	August 30, 2024
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 5” at 1.17375%.

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(6) Interest rate swap agreement for “Borrowing 6”

(i) Counterparty	Shinsei Bank, Limited
(ii) Notional principal	¥500 million
(iii) Interest rate	Fixed interest rate: 0.66000% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	February 28, 2025
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 6” at 1.46000%.

(7) Interest rate swap agreement for “Borrowing 7”

(i) Counterparty	Mizuho Bank, Ltd.
(ii) Notional principal	¥300 million
(iii) Interest rate	Fixed interest rate: 0.80000% Floating interest rate: JBA 3-month Japanese yen TIBOR
(iv) Start date	February 27, 2015
(v) End date	February 26, 2027
(vi) Interest payment dates	The first interest payment date will be May 29, 2015 and subsequently thereafter the interest payment date will fall on the last day of August, November, February and May of each year and on the principal repayment date (any such payment date will be the next business day if it falls on a non-business day or the prior business day if the next business day is in the next month).

Note: This interest rate swap agreement will effectively fix the interest rate for “Borrowing 7” at 1.75000%.

This press release distributed to:

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