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For immediate release

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Notice Concerning Borrowing of Funds (Determination of Interest Rates) and Conclusion of Interest Rate Swap Agreements

Hoshino Resorts REIT, Inc. (hereinafter "HRR") announces that concerning the borrowing of funds (hereinafter the "Borrowing") announced in the "Notice Concerning Borrowing of Funds (Determination of Terms, etc. (Borrowing by Green Loan)) and Interest Rate Swap Transactions" dated May 23, 2023, that the interest rates have been determined for Contract Numbers 0104, 0106 and 0108. Moreover, we have determined the terms and conditions of the interest rate swap agreements (hereinafter the "Interest Rate Swap Agreements") for Contract Numbers 0103-01, 0103-02, 0105-01, 0105-02, 0107-01, 0107-02, 0109-01 and 0109-02 of the Borrowing as well as concluded the Interest Rate Swap Agreements as follows:

1. Determination of Borrowing Interest Rates

Contract number	0104	0106	0108
Lender	MUFG Bank, Ltd.		
Borrowing amount	300,000,000 yen	1,340,000,000 yen	100,000,000 yen
Interest rate (fixed interest rate)	0.79000%	1.10775%	1.33563%
Borrowing date	June 1, 2023		
Final repayment date (Note)	May 31, 2028	May 31, 2030	November 28, 2031

(Note) If the date is not a business day, the payment shall be made on the following business day. If the following business day falls in the next month, the payment shall be made on the immediately preceding business day.

2. Details of the Interest Rate Swap Agreements

Borrowing contract numbers		0103-01, 0103-02	0105-01, 0105-02	0107-01, 0107-02	0109-01, 0109-02
Counterparty (Note)		Nomura Securities Co., Ltd.	Mizuho Bank, Ltd.	Mizuho Bank, Ltd.	Nomura Securities Co., Ltd.
Notional principal		1,700,000,000 yen	1,700,000,000 yen	200,000,000 yen	400,000,000 yen
Interest rate	Fixed interest rate payable (Note)	0.3895%	0.4220%	0.5810%	0.6810%
	Floating interest rate receivable	Base rate (JBA 3-month Japanese Yen TIBOR)			
Commencement date		June 1, 2023			
Termination date		November 30, 2027	May 31, 2028	May 31, 2030	November 28, 2031
Payment date		The first payment is on August 31, 2023, with subsequent payments on the last days of November, February, May, and August each year including the final repayment date			

(Note) By entering into the Interest Rate Swap Agreements, the interest rate on Contract No. 0103-01 is effectively fixed at 0.7795%, the interest rate on Contract No. 0103-02 effectively at 0.7295%, the interest rate on Contract No. 0105-01 effectively at 0.8520%, the interest rate on Contract No. 0105-02 effectively at 0.8020%, the interest rate on Contract No. 0107-01 effectively at 1.1750%, the interest rate on Contract No. 0107-02 effectively at 1.1250%, the interest rate on Contract No. 0109-01 effectively at 1.4010% and the interest rate on Contract No. 0109-02 effectively at 1.3510%.

For details of borrowings subject to the Interest Rate Swap Agreements (Contract Nos. 0103-01, 0103-02, 0105-01, 0105-02, 0107-01, 0107-02, 0109-01 and 0109-02) and the reasons for conducting the interest rate swap transactions, please refer to "Notice Concerning Borrowing of Funds (Determination of Terms, etc. (Borrowing by Green Loan)) and Interest Rate Swap Transactions" released on May 23, 2023.

3. Future Outlook

As the borrowing date is scheduled as June 1, 2023, it will not impact the operating outlook for the fiscal period ending April 2023 (from November 1, 2022, to April 30, 2023). Furthermore, the impact of these transactions on financial results is minimal, and there will be no changes to the operating forecast for the fiscal period ending October 2023 (May 1 to October 31, 2023).

* The HRR website address: <https://www.hoshinoresorts-reit.com/en/>

* We do not provide any guarantees regarding the completeness or accuracy of the English translation of this document. If there is any discrepancy between the English translation and the original Japanese text, the latter shall prevail.