

December 5, 2024

For immediate release

REIT Securities Issuer
Hoshino Resorts REIT, Inc.
Representative: Kenji Akimoto, Executive Director
(Code: 3287)

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Notice Concerning Issuance of Investment Corporation Bonds

Hoshino Resorts REIT, Inc. (hereinafter “HRR”) announces that today it has decided to issue Hoshino Resorts REIT, Inc. 4th Series Unsecured Investment Corporation Bonds (hereinafter “HRR Bonds”) as follows.

1. Outline of HRR Bonds

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|--|---|
| (1) Name | Hoshino Resorts REIT, Inc. 4th Series Unsecured Investment Corporation Bonds
(with special pari passu conditions among specified investment corporation bonds) |
| (2) Total issue amount | 1,500 million yen |
| (3) Form of bonds | HRR Bonds are subject to the provisions of the Act on Book-Entry Transfer of Corporate Bonds, Shares, etc., so no investment corporation bond certificates will be issued. |
| (4) Paid-in amount | 100 yen per value of 100 yen of each bond |
| (5) Redemption amount | 100 yen per value of 100 yen of each bond |
| (6) Interest rate | 1.853% per annum |
| (7) Amount of each bond | 100 million yen |
| (8) Offering method | Public offering |
| (9) Subscription date | December 5, 2024 |
| (10) Payment date | December 11, 2024 |
| (11) Collateral / Guarantee | HRR Bonds are neither secured or guaranteed, nor are there assets specifically reserved for HRR Bonds. |
| (12) Redemption method and deadline | The total amount of HRR Bonds will be redeemed on December 11, 2034.
However, if the date on which HRR Bonds are to be redeemed falls on a bank holiday, payment will be brought forward to the immediately preceding bank business day.
HRR Bonds may be purchased and cancelled at any time after the payment date, unless otherwise specified by law or the book-entry transfer institution. |
| (13) Interest payment date | June 11 and December 11 each year
However, if the interest payment date falls on a bank holiday, the payment will be brought forward to the preceding bank business day. |
| (14) Financial covenants | There are restrictive pledge clauses attached. |
| (15) Rating obtained | A+ (Japan Credit Rating Agency, Ltd.) |
| (16) Fiscal agent, issuing agent, and paying agent | Sumitomo Mitsui Banking Corporation |
| (17) Underwriter | SMBC Nikko Securities Inc. |

2. Reason for and Purpose of New Issuance

The funds raised from the issuance of HRR Bonds are planned to be used to redeem the 1st Series Unsecured Investment Corporation Bonds, which will mature on February 28, 2025. As part of HRR's financial management efforts, taking into consideration the environment for future demand for the investment corporation bonds, the environment for the issuance market, and the environment in the interest rate market, HRR Bonds will be issued ahead of the maturity date of the 1st Series Unsecured Investment Corporation Bonds.

3. Amount of Funds to Be Procured, Use of Funds and Scheduled Expenditure Date

(1) Amount of funds to be procured (estimated net proceeds)

1,488 million yen

(2) Specific use of funds to be procured and the scheduled expenditure date

The entire amount is to be used to redeem the 1st Series Unsecured Investment Corporation Bonds, which will mature on February 28, 2025.

4. Status of borrowings, etc. before and after the issuance of HRR Bonds and the redemption of the 1st Series Unsecured Investment Corporation Bonds (planned)

(Millions of yen)

	Before the issuance of HRR Bonds and before the redemption of the 1st Series Unsecured Investment Corporation Bonds (as of December 10, 2024)	After the issuance of HRR Bonds and after the redemption of the 1st Series Unsecured Investment Corporation Bonds (as of February 28, 2025)	Amount of Increase/Decrease
Short-term borrowings (Note 1)	480	480	-
Long-term borrowings (Note 1)	91,658	91,658	-
Total borrowings	92,138	92,138	-
(Sustainable loans) (Note 2)	28,960	28,960	-
Investment corporation bonds	3,800	3,800	-
(Sustainable bonds) (Note 2)	2,300	2,300	-
Sum of borrowings and investment corporation bonds	95,938	95,938	-
(Sustainable finance) (Note 2)	31,260	31,260	-

(Note 1) Short-term borrowings refer to borrowings with a borrowing period of one year or less, and long-term borrowings refer to borrowings with a borrowing period over one year.

(Note 2) The balance of sustainable loans is the total balance of sustainability loans, green loans, blue loans, and positive impact finance. The balance of sustainability bonds is the total balance of sustainability bonds and green bonds. The balance of sustainable finance is the total balance of sustainable loans and sustainable bonds.

(Note 3) Amounts are rounded down to the nearest unit.

5. Other matters necessary for investors to appropriately understand and judge such information

There is no change to the content of "Risks in Investment" set forth in HRR's Annual Securities Report submitted on July 26, 2024, with respect to the risks related to the issuance, etc. of HRR Bonds.

* 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