



August 26, 2026

REIT Securities Issuer

Healthcare & Medical Investment Corporation (HCM)

3-3, Kanda-ogawamachi, Chiyoda-ku, Tokyo

Representative: Executive Director Yuji Fujise
(Securities Code: 3455)

Asset management company

Healthcare Asset Management Co., Ltd.

Representative: President & CEO Hisatoshi

Ishiwara

Contact: Head of Financial Management Division Toyonori

Shirahata

TEL: +81-3-5282-2922

Notice Concerning Determination of Price and Other Matters for Issuance and Secondary Offering of New Investment Units

We would like to announce that Healthcare & Medical Investment Corporation (hereinafter “HCM”) determined at the board of directors’ meeting of HCM held today the issue price as well as the secondary offer price concerning issuance and secondary offering of investment units as resolved at the board of directors’ meeting of HCM held on August 19, 2026.

Details

1. Issuance of new investment units by public offering

- | | |
|--|---|
| (1) Number of investment units issued | 92,858 units |
| (2) Paid-in amount (issue value) | 91,939 yen per unit |
| (3) Total paid-in amount (issue value) | 8,537,271,662 yen |
| (4) Issue price (offer price) | 95,160 yen per unit |
| (5) Total issue price (offer price) | 8,836,367,280 yen |
| (6) Period of application | August 27, 2026 (Thu.) |
| (7) Payment period for deposit in securities | From August 27, 2026 (Thu.) to August 28, 2026 (Fri.) |
| (8) Payment date | September 1, 2026 (Tue.) |
| (9) Delivery date | September 2, 2026 (Wed.) |

(Note) The underwriters will underwrite investment units at the paid-in amount (issue value) and place them at the issue price (offer price).

2. Secondary offering of investment units (by over-allotment)

- | | |
|--|---|
| (1) Number of investment units offered | 4,642 units |
| (2) Secondary offer price | 95,160 yen per unit |
| (3) Total secondary offer value | 441,732,720 yen |
| (4) Period of application | August 27, 2026 (Thu.) |
| (5) Payment period for deposit in securities | From August 27, 2026 (Thu.) to August 28, 2026 (Fri.) |
| (6) Delivery date | September 2, 2026 (Wed.) |

3. Issuance of new investment units by third-party allotment (hereinafter “Third-Party Allotment”)

- | | |
|--|-------------------------------|
| (1) Paid-in amount (issue value) | 91,939 yen per unit |
| (2) Total paid-in amount (issue value) | 426,780,838 yen (upper limit) |
| (3) Period of application (Application deadline) | September 28, 2026 (Mon.) |
| (4) Payment date | September 29, 2026 (Tue.) |

(Note) For investment units that no investor will subscribe for during the period of application (application deadline) mentioned in (3) above, issuance will be canceled.



<Reference>

1. Calculation of issue price and secondary offer price

- | | | |
|--|------------------------|------------|
| (1) Calculation reference date and price | August 26, 2026 (Wed.) | 97,600 yen |
| (2) Discount rate | 2.5% | |

2. Syndicate covering transaction period

From August 28, 2026 (Fri.) to September 25, 2026 (Fri.)

3. Usage of funds raised

HCM will use the proceeds from the primary offering (8,537,271,662 yen) and the issuance of new investment units by the Third-Party Allotment resolved on the same date as the primary offering (426,780,838 yen (upper limit)) to pay part of the funds for acquisition of the assets that HCM plans on acquiring as outlined in “Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate” separately announced in August 19, 2026 or will use as cash on hand to pay part of the funds for acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations; the same shall apply hereinafter) in the future or to repay borrowing.

(Note) HCM plans to deposit the funds raised with a financial institution until disbursement.

* Website of HCM: <https://www.hcm3455.co.jp/en/>