<Provisional translation>
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For Immediate Release

REIT Issuer
Hankyu Hanshin REIT, Inc. (Securities Code: 8977)
19-19 Chaya-machi, Kita-ku, Osaka
Yoshiaki Shiraki, Executive Director

Asset Management Company
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Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest and Domestic Real Estate, Commencement of Leasing, and Transfer of Domestic Trust Beneficiary Interest

Hankyu Hanshin REIT, Inc. (hereafter "Hankyu Hanshin REIT") hereby notifies that Hankyu Hanshin REIT Asset Management, Inc., the asset management company that Hankyu Hanshin REIT has selected to manage its assets (hereafter the "Asset Management Company"), today decided to make the following acquisition, commencement of leasing and transfer of assets.

Also, based on Paragraph 2, Article 201 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; including subsequent revisions; hereafter the "Investment Trust Act"), the Asset Management Company has as of today acquired consent from Hankyu Hanshin REIT based on the approval of Executive Meeting of Hankyu Hanshin REIT regarding the acquisition of GRAND FRONT OSAKA (Umekita Plaza and South Building; equivalent of 4.9% co-ownership) and GRAND FRONT OSAKA (North Building; equivalent of 4.9% co-ownership) among the three assets planned to be acquired (defined in 2. Reason for Acquisition and Transfer below). For details, please see 7. Transactions with Interested Parties, etc. below.

Details

1. Overview of Acquisition and Transfer

(1) Overview of Acquisition

(A) GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)

1) Specified asset type:	Trust beneficiary interest (Trustee: Sumitomo Mitsui Trust Bank, Ltd.)
2) Property name:	GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)
3) Planned acquisition price:	9,212,000,000 yen (excluding acquisition-related expenses, property tax, city planning tax and consumption tax, among others)
4) Appraisal value:	10,100,000,000 yen (Date of appraisal: September 30, 2018)
5) Planned acquisition date:	December 5, 2018 (planned)
6) Seller:	Hankyu Corporation
7) Acquisition fund:	Proceeds from the issuance of new investment units as indicated in "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated today, new borrowings as indicated in "Notice Concerning Debt Financing" dated today, cash on hand and funds procured from the transfer of LaLaport KOSHIEN (site) (planned).

(B) GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)

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1) Specified asset type:	Trust beneficiary interest (Trustee: Sumitomo Mitsui Trust Bank, Ltd.)
2) Property name:	GRAND FRONT OSAKA North Building (equivalent of 4.9% co-ownership)
3) Planned acquisition price:	6,566,000,000 yen (excluding acquisition-related expenses, property tax, city planning tax and consumption tax, among others)
4) Appraisal value:	7,150,000,000 yen (Date of appraisal: September 30, 2018)
5) Planned acquisition date:	December 5, 2018 (planned)
6) Seller:	Hankyu Corporation
7) Acquisition fund:	Proceeds from the issuance of new investment units as indicated in "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated today, new borrowings as indicated in "Notice Concerning Debt Financing" dated today, cash on hand and funds procured from the transfer of LaLaport KOSHIEN (site) (planned).

(C) (Tentative name) Valor Takatsuki Store (site)

1) Specified asset type:	Right of ownership
2) Property name:	(Tentative name) Valor Takatsuki Store (site)
3) Planned acquisition price:	2,258,500,000 yen (excluding acquisition-related expenses, property tax, city planning tax and consumption tax, among others)
4) Appraisal value:	2,270,000,000 yen (Date of appraisal: September 30, 2018)
5) Planned acquisition date:	March 29, 2019 (planned)
6) Seller:	Hankyu Hanshin Properties Corp. (Note)
7) Acquisition fund:	New borrowings as indicated in "Notice Concerning Debt Financing" dated today and cash on hand (planned)

(Note) A transaction agreement will be concluded between Hankyu Hanshin REIT and Hankyu Hanshin Properties Corp. but the ownership rights of the property are held by Hanshin Electric Railway Co.,Ltd. as per the registry as of the date of this document and shall be directly transferred to Hankyu Hanshin REIT. The planned acquisition price indicated is the transaction price indicated in the transaction agreement between Hankyu Hanshin REIT and Hankyu Hanshin Properties Corp.

(2) Overview of Transfer

LaLaport KOSHIEN (site)

1) Specified asset type:	Trust beneficiary interest
2) Property name:	LaLaport KOSHIEN (site)
3) Planned transfer price:	7,960,000,000 yen
4) Appraisal value:	7,960,000,000 yen (Date of appraisal: September 30, 2018)
5) Planned transfer date:	December 3, 2018 (planned)
6) Planned buyer:	Hanshin Electric Railway Co.,Ltd.

2. Reason for Acquisition and Transfer

As a result of continued negotiations with Hankyu Hanshin Holdings Group (hereafter sometimes referred to as the "Sponsor Group") for improving the quality of Hankyu Hanshin REIT's portfolio and increasing its asset size, it has been decided that a strategic asset replacement (hereafter the "Replacement"), in which urban large-scale complex facilities in central Osaka (GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) (Note 1) owned by the Sponsor Group and a community-based retail facility ((Tentative name) Valor Takatsuki Store (site)) (total of three properties; hereafter the "Three Assets Planned to be Acquired") are acquired and a community-based retail facility owned by Hankyu Hanshin REIT LaLaport KOSHIEN (site) (hereafter the "Asset planned to be transferred") is transferred, will be conducted.

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GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) is located on a prime area (Note 2) near Umeda Station, an area including the largest terminal (passenger basis) in West Japan with an average of 2.3 million passengers per day, and comprises cutting-edge, high-rise, high-spec buildings. As such, Hankyu Hanshin REIT believes that the acquisition of the properties will contribute to increasing unitholder value.

With regards to the selection of new tenants for the property, Hankyu Hanshin REIT arrived at decisions by judging the operating plans of the assets that are to attract tenants, consistency with management policies, the possibility of continued stable contracting, etc. while taking care to prevent transactions with anti-social forces and utilizing credit research, etc. by research companies and such. Also, a master lease method in which the current lessee, etc. is made to be the master lessee may be introduced for the purpose of establishing smooth relationships with existing tenants and maintaining effective operation and management.

The acquisition of (Tentative name) Valor Takatsuki Store (site) will be an acquisition of a development project of the Sponsor Group , following the acquisition of KOHYO Onohara Store in July 2016. The property is located in a dominant area (Note 3) of the Sponsor Group and is a community-based retail facility for which stable cash flow is expected. As such, Hankyu Hanshin REIT believes that the acquisition of the property will contribute to increasing the stability of the overall portfolio.

As for LaLaport KOSHIEN (site), in acquiring GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) from the Sponsor Group, negotiations were held with the Sponsor Group and a suggestion to transfer LaLaport KOSHIEN (site) was presented. Hankyu Hanshin REIT agreed the proposal including acquisition of GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) and transfer the property as it deemed that the suggestion was in line with its strategy of increasing the ratio of properties located in city centers and would also lead to enhancing the quality of the portfolio such as by increasing unrealized gain and decreasing the average building age ((expected) from the end of the 27th fiscal period) as well as increasing the asset size.

(Note 1) GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) is the compiled name for GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership) and GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership) planned to be acquired. In calculating the total number of properties, GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership) and GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership) are each counted as one property. The same follows hereafter.

(Note 2) Prime area means that the location is favorable in terms of access from important transportation hubs such as large-scale terminal stations.

(Note 3) “Dominant area” refers to areas along Hankyu Hanshin lines where it is particularly deemed that the Hankyu Hanshin Holdings Group has endeavored to increase the value of the lines through the development and operation of excellent residences, retail facilities, entertainment facilities, etc. and attraction of educational institutions and such, and has initiated development together with local peoples. The same follows hereafter.

Hankyu Hanshin REIT evaluated the following points upon deciding the acquisition of the Three Assets Planned to be Acquired.

(A) GRAND FRONT OSAKA (equivalent of 4.9% co-ownership)

The property is a large-scale urban complex facility comprised of a high-spec office building, retail facility and hotel directly connected to JR Osaka Station and is near Hankyu Umeda Station, Hanshin Umeda Station and Umeda Station on the Osaka Metro Midosuji Line.

The office section of the properties is superior in terms of its location and size and also boasts rarity. The facility standards and forms are the highest levels of the day. As such, it is thought that the appeal to potential tenants will be strong even in the medium to long term.

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The buildings to be occupied by retail tenants are comprised of Umekita Plaza, the South Building and North Building, the large-scale offices and a hotel that were established together, and in particular, Hankyu Hanshin REIT believes that the elements of differentiation from other facilities are the Knowledge Capital (Note) in which the North Building is completed with various facilities for people to interact in such as large and small offices, salons, labs, show room and theater.

The Intercontinental Hotels Group which operates the hotel section is one of the world's largest hotel groups with hotel projects in more than 100 countries and regions that it develops through its many affiliates and is globally renowned for its brand strength and operational capabilities.

Also, Umekita Phase 2 is attracting attention as a large development project on the west side of the properties and the participation of Hankyu Corporation from the Sponsor Group has been determined. Furthermore, a new station is scheduled to open (Tentative name: Kita-Umeda Station) in the spring of 2023 in the development area for Umekita Phase 2, among other things, and thus Hankyu Hanshin REIT believes the potential of the Umeda area including the properties will continue to grow.

(Note) Knowledge Capital is the operator of offices, etc. serving as the base for the realization of intellectual creation and interaction established on the lower section of GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership) as well as office facilities.

(B) (Tentative name) Valor Takatsuki Store (site)

The property is a community-based retail facility located in a dominant area of the Sponsor Group and Takatsuki-shi Station on the Hankyu Railway Kyoto Line is the nearest station to the property. Takatsuki City where the property is located sits roughly in between Osaka City and Kyoto City. Along with the Hankyu Railway Kyoto Line, the JR Kyoto Line also runs through the city which is popular due to its convenience as a commuter town. As the number of households is also increasing, the location has ample trade area for the formation of a community-based retail facility.

Valor Holdings Co., Ltd., the tenant of the property, has supermarkets at its center of business and also develops home improvement shops, drugs stores, sports clubs, etc. With supermarkets, instead of retail where purchased products are simply sold, it aims to construct business model of production and retail in which every step from production to distribution and sales are handled. Also, the company is focusing on running supermarkets with a particular emphasis on perishable foods (dressed meat, fruits, vegetables and daily dishes).

The average yield after depreciation of the portfolio after the Replacement (planned) is expected to be maintained at the same 3.8% level as at the end of the 26th fiscal period (ended May 2018).

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[Status of Portfolio]

	End of 26th fiscal period (ended May 2018)	Asset planned to be transferred	Three assets planned to be acquired			After planned asset replacement (Note 3)
		LaLaport KOSHIEN (site)	GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)	GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)	(Tentative name) Valor Takatsuki Store (site)	
Number of properties	27 properties	1 property	1 property	1 property	1 property	29 properties
Date of acquisition/transfer (planned)		December 3, 2018	December 5, 2018	December 5, 2018	March 29, 2019	
Acquisition/transfer price (planned)		7,960 million yen	9,212 million yen	6,566 million yen	2,258 million yen	
Asset scale	153,918 million yen					164,605 million yen
(Average) NOI yield (Note 1)	5.0%	4.0%	4.3%	4.6%	4.3%	4.9%
(Average) yield after depreciation (Note 1)	3.8%	4.0%	3.7%	3.8%	4.3%	3.8%
Unrealized gain/loss (Note 2)	22,704 million yen	207 million yen	787 million yen	496 million yen	-25 million yen	23,640 million yen

(Note 1) (Average) NOI yield is calculated by dividing the sum total of (a) the difference between the real estate lease operation income and real estate lease operation expenses of each property and (b) depreciation, by total acquisition planned price. (Average) yield after depreciation is calculated by dividing the sum total of difference between the real estate lease operation income and real estate lease operation expenses of each property, by total acquisition planned price. (Average) NOI yield and (Average) yield after depreciation are calculated based on the following figures.

・End of 26th fiscal period: Actual figures for the 26th fiscal period. (*1)

・Asset to be transferred: Actual figures for the 26th fiscal period.

・Assets to be acquired: For GRAND FRONT OSAKA (equivalent of 4.9% co-ownership), the first fiscal year's operating revenues and operating costs using the DCF method as indicated in the appraisal reports are used; For (Tentative name) Valor Takatsuki Store (site), the second year's (*2) operating revenues and operating costs using the DCF method as indicated in the appraisal report are used.

・After the Replacement (planned): Figures after adding the figures of the Asset Planned to be Transferred and the Three Assets Planned to be Acquired to the actual figures for the 26th fiscal period (*1)

(*1) For METS OZONE, LAMU Higashiosaka Branch (site) and Vessel Inn Hakata Nakasu, figures are calculated using the first fiscal year's operating revenues and operating costs stated in the appraisal reports in accordance with the DCF method. For MANDAI Nigawa Store (site), figures are calculated using the second fiscal year's operating revenues and operating costs stated in the appraisal reports in accordance with the DCF method.

(*2) The current building is under construction and since the rent from September 6, 2018 (the completion date) and March 6, 2019 shall be an amount half that of the rent scheduled to be received thereafter, the second year's figures are used.

(Note 2) Unrealized gain/loss indicates the difference between the appraisal value and the book value and is calculated based on the following figures.

・Asset to be transferred: Actual figures for the 26th fiscal period.

・Assets to be acquired: Figures calculated based on the book value (expected value) which are the total of the acquisition price (planned) and acquisition expenses that is to be recorded as asset pursuant to the accounting policy of Hankyu Hanshin REIT.

・After the Replacement (planned): Figure obtained by adding/subtracting unrealized gain/loss of the Asset Planned to be Transferred and the Three Assets Planned to be Acquired as well as expected capital expenditures and depreciation in the 27th and 28th fiscal periods to/from unrealized gain/loss at the end of the

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26th fiscal period.

(Note 3) The figures after the Replacement (planned) are figures considering only the transfer of the Asset Planned to be Transferred and the acquisition of the Three Assets Planned to be acquired (as for unrealized gain/loss, expected capital expenditures and depreciation in the 27th and 28th fiscal periods are also added/subtracted) after the end of the 26th fiscal period and may differ from actual figures.

3. Details of the Assets Planned to be Acquired and Transferred

(1) Details of Assets Planned to be Acquired

(A) GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)

Property name		GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)			
Specified asset type		Trust beneficiary interest			
Trustee		Sumitomo Mitsui Trust Bank, Ltd.			
Trust period		December 5, 2018 to November 29, 2024			
Planned acquisition price		9,212,000,000 yen			
Appraisal value		10,100,000,000 yen (Date of appraisal: September 30, 2018) (Appraisal organization: Japan Real Estate Institute)			
Location	Lot Number	4-1 (Umekita Plaza), 4-20 (South Building) Ofuka-cho, Kita-ku, Osaka-shi			
Land	Building coverage	80%	Building	Month/ Year built	February 2013 (Umekita Plaza) and March 2013 (South Building)
	Floor area ratio	800%		Structure/ Floors	Reinforced concrete and steel-frame structure with flat roof / two floors with two underground floors (Umekita Plaza) Steel-frame and steel-frame reinforced concrete structure with flat roof / 38 floors with three underground floors (South Building)
	Zone use	Commercial district		Use	Shop and parking lot (Umekita Plaza) Office, shop and parking lot (South Building)
	Site area (Note 1)	20,488.08 m^2 (equivalent of 100% co-ownership)		Total floor area	10,226.10 m^2 (Umekita Plaza) 181,371.39 m^2 (South Building) (equivalent of 100% co-ownership)
	Form of ownership	Right of ownership and leased-land right		Form of ownership	Right of ownership
Design company		Nikken Sekkei Ltd., Mitsubishi Jisho Sekkei Inc. and NTT Facilities Inc. (In addition to the above, Takenaka Corporation and Obayashi Corporation were involved in detailed design)			
Construction company		Obayashi Corporation and Takenaka Corporation			
Building recognition organization		The Building Center of Japan, Inc.			

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Property manager	Undisclosed (Note 2)
Earthquake PML (evaluators)	2.1% (ERS Corporation and OYO RMS Corporation)
Collateral	None
Other matters to note	・The consent of the co-owners of the property, etc. (including the trustee) is required with regard to the transfer of co-ownership interest held by the trustee and trust beneficiary interest held by Hankyu Hanshin REIT. ・According to the co-ownership agreement concluded between Hankyu Hanshin REIT, the Asset Management Company, the trustee, Hankyu Hanshin Properties Corp. and Hankyu Corporation, decision making of certain matters concerning the interest held by the trustee and Hankyu Corporation shall be determined with the agreement of both parties upon sincere negotiations between the two.

(Note 1) Site area includes area of 9,917 m^2 of leased land section.

(Note 2) Undisclosed as consent of co-owner, etc. is not obtained.

(Note 3) With the acquisition of the property and GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership), Hankyu Hanshin REIT is scheduled to acquire restitution rights for 490,000 yen of funds concerning GRAND FRONT OSAKA TMO General Incorporation Association, which runs businesses related to the revitalization of the area centering on GRAND FRONT OSAKA, the improvement of the environment and the formation of communities, from Hankyu Corporation for the planned acquisition price of 490,000 yen (the planned acquisition price indicates the sale price (not including consumption tax, regional consumption tax, transaction fees and other costs) as shown in the transaction agreement). Furthermore, the restitution rights above may not be transferred separately from the property or GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership).

(B) GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)

Property name		GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)			
Specified asset type		Trust beneficiary interest			
Trustee		Sumitomo Mitsui Trust Bank, Ltd.			
Trust period		December 5, 2018 to November 29, 2024			
Planned acquisition price		6,566,000,000 yen			
Appraisal value		7,150,000,000 yen (Date of appraisal: September 30, 2018) (Appraisal organization: Japan Real Estate Institute)			
Location	Lot Number	3-1 Ofuka-cho, Kita-ku, Osaka-shi			
Land	Building coverage	80%	Building	Month/ Year built	February 2013
	Floor area ratio	600%		Structure/ Floors	Steel-frame and steel-frame reinforced concrete structure with flat roof / 38 floors with three underground floors
	Zone use	Commercial district		Use	Office, hotel shop and parking lot
	Site area	22,680.03 m^2 (equivalent of 100% co-ownership)		Total floor area	290,030.59 m^2 (equivalent of 100% co-ownership)
	Form of ownership	Right of ownership		Form of ownership	Right of ownership
Design company		Nikken Sekkei Ltd., Mitsubishi Jisho Sekkei Ltd. and NTT Facilities Inc. (In addition to the above, Takenaka Corporation and Obayashi Corporation were involved in detailed design)			

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Construction company	Obayashi Corporation and Takenaka Corporation
Building recognition organization	The Building Center of Japan, Inc.
Property manager	Undisclosed (Note 1)
Earthquake PML (evaluators)	2.8% (ERS Corporation and OYO RMS Corporation)
Collateral	None
Other matters to note	・The consent of the co-owners of the property, etc. (including the trustee) is required with regard to the transfer of co-ownership interest held by the trustee and trust beneficiary interest held by Hankyu Hanshin REIT. ・According to the co-ownership agreement concluded between Hankyu Hanshin REIT, the Asset Management Company, the trustee, Hankyu Hanshin Properties Corp. and Hankyu Corporation, decision making of certain matters concerning the interest held by the trustee and Hankyu Corporation shall be determined with the agreement of both parties upon sincere negotiations between the two.

(Note 1) Undisclosed as consent of co-owner, etc. is not obtained.

(Note 2) With the acquisition of the property, Hankyu Hanshin REIT is scheduled to acquire 1,666 common shares of KMO Corporation (Note 3), which jointly plans and operates the Knowledge Capital Association, and restitution rights for 4,900,000 yen of funds concerning Knowledge Capital Association from Hankyu Corporation for a planned acquisition price of 83,300,000 yen (50,000 yen per share) and 4,900,000 yen respectively (the planned acquisition price indicates the sale price (not including consumption tax, regional consumption tax, transaction fees and other costs) as shown in the transaction agreement) (the planned acquisition meets the requirements stated under Article 67-15(1)(ii) of Special Taxation Measures Law). Furthermore, the shares and the fund restitution rights may not be transferred separately from the property.

(Note 3) The overview of KMO Corporation is as follows.

Name	KMO Corporation	
Location	3-1 Ofuka-cho, Kita-ku, Osaka	
Title and name of representative	Hidetoshi Odajima, Representative Director	
Main business activities	Management and operation of tenants in Knowledge Capital, etc., and business development of Knowledge Capital	
Capital	Undisclosed (Note)	
Date of establishment	April 1, 2009	
Net assets and total assets in the immediately preceding fiscal year	Undisclosed (Note)	
Shareholders	· NTT Urban Development Corporation · Obayashi Corporation · ORIX Real Estate Corporation · Kanden Realty & Development Co., Ltd. · Nippon Steel Kowa Real Estate Co., Ltd. · Sekisui House, Ltd. · Takenaka Corporation · Tokyo Tatemono Co., Ltd. · Nippon Tochi-Tatemono Co., Ltd. · Hankyu Corporation · Mitsubishi Estate Co., Ltd.	
Relationship between Hankyu Hanshin REIT	Capital relationships	Hankyu Hanshin REIT plans to acquire 1,666 common shares.

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or the Asset Management Company and the Company	Personnel relationships	There are no personnel relationships to be noted between Hankyu Hanshin REIT or the Asset Management Company and KMO Corporation (as of today).
	Business relationships	There are no business relationships to be noted between Hankyu Hanshin REIT or the Asset Management Company and KMO Corporation (as of today).

(Note) Undisclosed as consent of shareholders of KMO Corporation and others is not obtained.

(C) (Tentative name) Valor Takatsuki Store (site)

Property name		(Tentative name) Valor Takatsuki Store (site)			
Specified asset type		Right of ownership			
Planned acquisition price		2,258,500,000 yen			
Appraisal value		2,270,000,000 yen (Date of appraisal: September 30, 2018) (Appraisal organization: The Tanizawa Sogo Appraisal Co., Ltd.)			
Location	Lot Number	300-1 Wakamatsu-cho, Takatsuki-shi, Osaka			
Land	Building coverage	60%	Building	Month/ Year built	—
	Floor area ratio	200%		Structure/ Floors	—
	Zone use	Quasi-industrial area		Use	—
	Site area	7,366.41 m^2		Total floor area (Note 1)	—
	Form of ownership	Right of ownership		Form of ownership	—
Property manager		Hankyu Hanshin Building Management Co., Ltd. (Planned)			
Collateral		None			
Other matters to note		・Hankyu Hanshin REIT is scheduled to own only the land. ・The transaction agreement for the acquisition corresponds to a forward commitment, etc. (referring to transaction agreements dating forward in which settlement and handing over of property is conducted more than one month after the conclusion of the agreement, and other related agreements) stipulated in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. Also, if Hankyu Hanshin REIT acts in serious violation to the items of the transaction agreement, the seller shall demand fulfillment of obligation or correction of the situation within a certain period. If fulfillment of obligation or correction of the situation is not performed within the designation period, the seller may cancel the agreement. It has been agreed that if the agreement is cancelled in such a situation Hankyu Hanshin REIT shall pay the seller an amount equivalent to 20% of the sale price as a penalty.			

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(2) Details of Asset to be Transferred

LaLaport KOSHIEN (site)

Property name		LaLaport KOSHIEN (site)			
Specified asset type		Trust beneficiary interest			
Proposed transfer price		7,960,000,000 yen			
Appraisal value		7,960,000,000 yen (Date of appraisal: September 30, 2018) (Appraisal organization: Richi Appraisal Institute Co., Ltd.)			
Tenant details		7,752,000,000 yen (Note 1)			
Gain/loss on transfer		192,000,000 yen (expected amount)			
Location (Address)		1-100 Koshien Hachiban-cho, Nishinomiya-shi, Hyogo Prefecture			
Acquisition date		January 22, 2009			
Land	Building coverage	60%	Building	Month/ Year built	April 1981
	Floor area ratio	200%		Structure/ Floors	Steel frame structure with galvanized steel plate roof / 2 floors
	Zone use	Class 2 residential zone		Use	Office
	Site area	126,052.16 m^2		Total floor area	394.88 m^2
	Form of ownership	Right of ownership		Form of ownership	Right of ownership
Tenant details					
	Total number of tenants	1			
	Total rent income	514 million yen (Note 2)			
	Security deposits	335 million yen (Note 3)			
	Leasable area	126,052.16 m^2			
	Leased area	126,052.16 m^2			
	Occupancy rate	100.0%			
Other matters to note		・Hankyu Hanshin REIT owns the land and the management building constructed on the site section of the western parking lot. The building constructed on the site section of the retail facility, etc. is owned by Mitsui Fudosan Co., Ltd. and is not part of the trust beneficiary interest.			

(Note 1) The figure (expected value) as of December 3, 2018 is indicated with amounts rounded down to the nearest million yen.

(Note 2) The total of actual figures for the 25th fiscal period (ended November 2017) and 26th fiscal period (ended May 2018) is indicated.

(Note 3) The total of amounts shown in the lease agreements as of today is indicated.

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4. Overview of Leasing

(1) GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)

Total number of tenants	2 (226) (Note 1)
Principal tenant	Undisclosed (Note 2)
Annual rent	Undisclosed (Note 2)
Leasable area	5,893.37 m^2 (5,197.47 m^2) (Note 3) (Note 4)
Leased area	5,893.37 m^2 (5,029.27 m^2) (Note 3) (Note 4)
Occupancy rate	100.0% (96.8%) (Note 5)
Security deposits	Undisclosed (Note 2)

(Note 1) The total number of tenants is considered as two because the property is leased in its entirety to tenants under the pass-through master lease method, based on the number of lessees in the total lease. The number in parentheses is the total number of end tenants as of August 31, 2018.

(Note 2) Undisclosed as consent of co-owner, etc. is not obtained.

(Note 3) Leasable area and leased area are the contractual areas expressed in the master lease agreement. The figures in parentheses in leasable area and leased area represent the existing area that could be leased to end tenants as of August 31, 2018, and the total of contractual area expressed in the leasing agreements of existing end tenants as of the same date, respectively. Storage, parking lots, machinery room, etc. are not included.

(Note 4) Leasable area and leased area are areas equivalent to the 4.9% co-ownership.

(Note 5) The figure in parentheses is the ratio of leased area to leasable area for end tenants as of August 31, 2018.

(2) GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)

Total number of tenants	5 (102) (Note 1)
Principal tenant	Undisclosed (Note 2)
Annual rent	Undisclosed (Note 2)
Leasable area	8,729.32 m^2 (8,438.63 m^2) (Note 3) (Note 4)
Leased area	8,729.32 m^2 (8,405.26 m^2) (Note 3) (Note 4)
Occupancy rate	100.0% (99.6%) (Note 5)
Security deposits	Undisclosed (Note 2)

(Note 1) The total number of tenants is considered as five because part of the property is leased in its entirety to tenants under the pass-through master lease method and fixed-type master lease method, based on the number of lessees in the total lease of the portion and the number of end tenants of the direct lease. The number in parentheses is the total number of end tenants as of August 31, 2018.

(Note 2) Undisclosed as consent of co-owner, etc. is not obtained.

(Note 3) Leasable area and leased area are the contractual areas expressed in the master lease agreement with regard to the master lease section. The figures in parentheses in leasable area and leased area represent the existing area that could be leased to end tenants as of August 31, 2018, and the total of contractual area expressed in the leasing agreements of existing end tenants as of the same date, respectively. Storage, parking lots, machinery room, etc. are not included.

(Note 4) Leasable area and leased area are areas equivalent to the 4.9% co-ownership.

(Note 5) The figure in parentheses is the ratio of leased area to leasable area for end tenants as of August 31, 2018.

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(3) (Tentative name) Valor Takatsuki Store (site)

Total number of tenants	1
Principal tenant	Valor Holdings Co., Ltd.
Annual rent	Undisclosed (Note 1)
Leasable area	7,366.41 m^2
Leased area	7,366.41 m^2 (Note 2)
Occupancy rate	100.0% (Note 3)
Security deposits	Undisclosed (Note 1)

(Note 1) Undisclosed as consent of tenant is not obtained.

(Note 2) The areas specified in the lease agreement as of today are indicated.

(Note 3) The ratio of leased area to leasable area.

5. Overview of Buyer and Seller

(1) Overview of Sellers

(A) GRAND FRONT OSAKA (equivalent of 4.9% co-ownership)

Name	Hankyu Corporation	
Location	1-1 Sakae-machi, Ikeda City, Osaka Prefecture	
Title and name of representative	Takehiro Sugiyama, President and Representative Director	
Main business activities	Urban transportation business, real estate business and entertainment and communications business	
Capital	100 million yen (as of March 31, 2018)	
Date of establishment	October 19, 1907	
Net assets and total assets in the immediately preceding fiscal year	Net assets: 211,784 million yen Total assets: 1,089,016 million yen (as of March 31, 2018)	
Major shareholders and their shareholding ratio	Hankyu Hanshin Holdings, Inc. 100.0%	
Relationship between Hankyu Hanshin REIT or the Asset Management Company and the Company	Capital relationships	The seller is a subsidiary of the parent company of the Asset Management Company's parent company and thus falls under interested parties, etc., as defined in the Investment Trusts Act.
	Personnel relationships	One director/employee has been seconded to the Asset Management Company and serves as President and Representative Director of the Asset Management Company and Executive Director of Hankyu Hanshin REIT. Two directors/employees concurrently hold a position at the Asset Management Company (as of today).
	Business relationships	Business relationships with Hankyu Hanshin REIT: Rental income: 1,216,129 thousand yen Rent paid: 13,939 thousand yen (26th fiscal period (December 1, 2017 to May 31, 2018) Business relationships with the Asset Management Company: The seller has concluded an information sharing-related agreement with the Asset Management Company.

(B) (Tentative name) Valor Takatsuki Store (site)

Name	Hankyu Hanshin Properties Corp.
Location	Hankyu Terminal Building 1-1-4 Shibata, Kita-ku, Osaka City
Title and name of representative	Tsuneo Wakabayashi, President and Representative Director
Main business activities	Sale of land, residences and condominiums, land utilization, brokerage and

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	mediation for real estate, extension/reconstruction and renovation and lease management of land and buildings	
Capital	12,426 million yen (as of April 1, 2018)	
Date of establishment	February 17, 1947	
Net assets and total assets in the immediately preceding fiscal year	Net assets: 130,028 million yen Total assets: 301,548 million yen (as of March 31, 2018)	
Major shareholders and their shareholding ratio	Hankyu Hanshin Holdings, Inc. 100.0%	
Relationship between Hankyu Hanshin REIT or the Asset Management Company and the Company	Capital relationships	The seller is the parent company of the Asset Management Company (investment unit holding ratio: 100%) and thus falls under interested parties, etc., as defined in the Investment Trusts Act.
	Personnel relationships	There are no personnel relationships to be noted between Hankyu Hanshin REIT or the Asset Management Company and the seller (as of today).
	Business relationships	Business relationships with Hankyu Hanshin REIT: Management fees: 1,005 thousand yen Rent paid: 556 thousand yen (26th fiscal period (December 1, 2017 to May 31, 2018) Business relationships with the Asset Management Company: Rent paid: 45,693 thousand yen (Previous fiscal year (April 1, 2017 to March 31, 2018) Besides the above, the seller has concluded an information sharing-related agreement with the Asset Management Company.

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(2) Overview of Buyer

LaLaport KOSHIEN (site)

Name	Hanshin Electric Railway Co., Ltd.	
Location	1-1-24 Ebie, Fukushima-ku, Osaka City	
Title and name of representative	Masao Shin, President and Representative Director	
Capital	29,384 million yen (as of March 31, 2016)	
Main business activities	Rail way business, real estate business, sports and leisure business	
Date of establishment	June 12, 1899	
Net assets and total assets in the immediately preceding fiscal year	Net assets: 137,360 million yen Total assets: 384,177 million yen (as of March 31, 2018)	
Major shareholders and their shareholding ratio	Hankyu Hanshin Holdings, Inc. 100.0%	
Relationship between Hankyu Hanshin REIT or the Asset Management Company and the Company	Capital relationships	The buyer is a subsidiary of the parent company of the Asset Management Company's parent company and thus falls under interested parties, etc., as defined in the Investment Trusts Act.
	Personnel relationships	There are no personnel relationships to be noted between Hankyu Hanshin REIT or the Asset Management Company and the seller (as of today).
	Business relationships	Business relationships with Hankyu Hanshin REIT: Rental income: 254,412 thousand yen Rent paid: 17,250 thousand yen (26th fiscal period (December 1, 2017 to May 31, 2018) Business relationships with the Asset Management Company: The buyer has concluded an information sharing-related agreement with the Asset Management Company.

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6. Status of Property Acquirers, etc.

(1) GRAND FRONT OSAKA (equivalent of 4.9% co-ownership)

	Previous owner	Second previous owner
Company name	Hankyu Corporation	Non-interested party
Relationship to special interested parties	See 5. Overview of Buyer and Seller above.	—
Acquisition background, reasons, etc.	Development purpose	—
Acquisition date	June 27, 2007 (land) Completed February 28, 2013 (building, Umekita Plaza, North Building) Completed March 29, 2013 (building, South Building)	—
Acquisition price	The acquisition price is omitted since the property was owned for over a year.	—

(2) (Tentative name) Valor Takatsuki Store (site)

	Previous owner	Second previous owner
Company name	Hanshin Electric Railway Co., Ltd.	Non-interested party
Relationship to special interested parties	See 5. Overview of Buyer and Seller above.	—
Acquisition background, reasons, etc.	Development purpose	—
Acquisition date	July 14, 2017	—
Acquisition price	Undisclosed as consent of the second previous owner is not obtained. The transaction price in the transaction agreement between Hanshin Electric Railway Co., Ltd. and Hankyu Hanshin Properties Corp. is 1,984 million yen.	—

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7. Transactions with Interested Parties, etc.

The sellers of the Three Assets Planned to be Acquired and buyer of LaLaport KOSHIEN (site) all fall under interested parties, etc., as defined in the Investment Trusts Act. Accordingly, the acquisition of the Three Assets Planned to be Acquired and the transfer of the Asset planned to be transferred have been deliberated and approved by the investment management committee, the compliance committee and the Board of Directors Meeting of the Asset Management Company in accordance with the Asset Management Company's rules concerning transactions involving conflicts of interest set forth in the management guidelines, investment management committee regulations, compliance committee regulations, etc. Also, of the Three Assets Planned to be Acquired, the seller of GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) is a subsidiary of Hankyu Hanshin Holding, Inc., the parent company of the Asset Management Company's parent company, and based on Paragraph 2, Article 201 of the Investment Trust Act, the Asset Management Company has as of today acquired consent from Hankyu Hanshin RIET based on the approval of the Executive Meeting of Hankyu Hanshin REIT. Consent based on the Investment Trust Act is not required with regards to (Tentative name) Valor Takatsuki Store (site).

8. Overview of Intermediaries

Not applicable.

9. Settlement Method, etc.

Full payment at handover for all properties.

10. Schedule of Acquisition and Transfer

November 8, 2018	Resolution of acquisition and conclusion of agreement of the Three Assets Planned to be Acquired and transfer of the Asset Planned to be Transferred at the Asset Management Company's Board of Directors Meeting.
December 3, 2018	Transfer (planned) of LaLaport KOSHIEN (site)
December 5, 2018	Payment for and acquisition (planned) of GRAND FRONT OSAKA (equivalent of 4.9% co-ownership)
March 29, 2019	Payment for and acquisition of (Tentative name) Valor Takatsuki Store (site)

11. Future Outlook

For the impact on the conditions surrounding management for the fiscal period ending May 2019 (28th fiscal period: December 1, 2018 to May 31, 2019) and fiscal period ending November 2019 (29th Fiscal Period: June 1, 2019 to November 30, 2019), please see "Notice Concerning Revision to the Forecast of Financial Results and Distribution for the Fiscal Period Ending May 31, 2019 and Forecasts of Financial Results and Distribution for the Fiscal Period Ending November 30, 2019" dated today.

- The Japanese original has been distributed to press clubs within the Tokyo Stock Exchange (Kabuto Club), Osaka Securities Exchange and the Ministry of Land, Infrastructure, Transport and Tourism, and to the press club of the construction trade newspaper of the Ministry of Land, Infrastructure, Transport and Tourism.
- Hankyu Hanshin REIT website: https://www.hankyuhanshinreit.co.jp/eng/

<Attached Materials>

・Reference Material 1 Overview of Appraisal Report
・Reference Material 2 Table of Real Estate Portfolio After the Replacement
・Reference Material 3 Property Photograph or Image View and Map of Surrounding Area

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Reference Material 1

<Overview of Appraisal Report>

Property name	GRAND FRONT OSAKA (Umekita Plaza and South Building)

Appraisal value	10,100,000,000 yen
Appraisal organization	Japan Real Estate Institute
Date of appraisal	September 30, 2018

Item	Value	Basis for valuation
Value indicated by the income approach*	206,000,000,000 yen	Assessment through associating the value indicated by the income approach using the direct capitalization method and the value indicated by the income approach using the DCF method.
Value using the direct capitalization method	209,000,000,000 yen	―
(1) Operating revenues (a + b − c)	Undisclosed (Note)	―
a. Income from rental fees, etc.		
b. Other income		
c. Loss from non-occupancy, etc.		
(2) Operating costs (total of a to h)	Undisclosed (Note)	―
a. Maintenance/Administrative fees, etc.		
b. Utilities		
c. Repairs		
d. Property management fee		
e. Fees for seeking tenants, etc.		
f. Public charges and taxes		
g. Casualty insurance premiums		
h. Other expenses		
(3) Net operating income (NOI = (1) − (2))	7,502,419,000 yen	―
(4) Operating profit on deposit and security	Undisclosed (Note)	―
(5) Capital expenditures	182,800,000 yen	Assessment taking into consideration the levels of capital expenditure and building age of similar properties as well as their average annual repair and renewal fees in the engineering reports, etc.
(6) Net cash flow (NCF = (3) + (4) − (5))	7,319,273,000 yen	―
(7) Capitalization rate	3.5%	Assessment taking into consideration future uncertainly and transaction yields, etc. of similar properties and adjusting for the spread in standard yield caused by location conditions, etc.
Value using the discounted cash flow (DCF) method	203,000,000,000 yen	―
Discount rate	3.3%	Assessment taking into consideration individual features of the single building and its site, etc. and referencing investment yields of similar properties, etc.
Terminal capitalization rate	3.7%	Assessment taking into consideration future trends of investment yields, trends in real estate prices and rents, etc. and referencing investment yields of similar properties, etc.
Value indicated by the cost approach*	215,000,000,000 yen	―
Land ratio	78.2%	―
Building ratio	21.8%	―

Special items to consider at the time of making adjustments to provisional calculations and deciding the appraisal value	With the assessment, the target real estate's locational features, real estate attributes such as building use and main demanders, etc. were taken into consideration and it was deemed that value indicated by the income approach would be more convincing and so said approach was adopted. The value indicated by the cost approach was kept as reference. The price of the single building and its site was assessed, the price was multiplied by the co-ownership ratio of the single building and site and the appraisal value was determined considering also market factors such as that it is co-owned. *The above value indicated by the income approach and value indicated by the cost approach correspond to the single building and its site.

The appraisal value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of the appraisal conducted by the real estate appraiser in accordance with the Act on Real Estate Appraisal, Real Property Appraisal Standards, etc. There are cases where another appraisal of the same real estate may result in a different appraisal value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. Furthermore, the appraisal of real estate is neither a guarantee nor an obligation, now or into the future, of a sale or purchase at that appraisal value.

Note: The Asset Management Company decided not to disclose these items as no consent has been obtained from the co-owner, etc. for the disclosure of rents, etc., the assessment is based on actual results for reference and there is a possibility that disclosure of these items will affect its competitiveness and damage the interests of unitholders.

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<Overview of Appraisal Report>

Property name	GRAND FRONT OSAKA (North Building)

Appraisal value	7,150,000,000 yen
Appraisal organization	Japan Real Estate Institute
Date of appraisal	September 30, 2018

Item	Value	Basis for valuation
Value indicated by the income approach*	146,000,000,000 yen	Assessment through associating the value indicated by the income approach using the direct capitalization method and the value indicated by the income approach using the DCF method.
Value using the direct capitalization method	147,000,000,000 yen	―
(1) Operating revenues (a + b − c)	Undisclosed (Note)	―
a. Income from rental fees, etc.		
b. Other income		
c. Loss from non-occupancy, etc.		
(2) Operating costs (total of a to h)	Undisclosed (Note)	―
a. Maintenance/Administrative fees, etc.		
b. Utilities		
c. Repairs		
d. Property management fee		
e. Fees for seeking tenants, etc.		
f. Public charges and taxes		
g. Casualty insurance premiums		
h. Other expenses		
(3) Net operating income (NOI = (1) − (2))	5,542,432,000 yen	―
(4) Operating profit on deposit and security	Undisclosed (Note)	―
(5) Capital expenditures	238,680,000 yen	Assessment taking into consideration the levels of capital expenditure and building age of similar properties as well as their average annual repair and renewal fees in the engineering reports, etc.
(6) Net cash flow (NCF = (3) + (4) − (5))	5,303,752,000 yen	―
(7) Capitalization rate	3.6%	Assessment taking into consideration future uncertainly and transaction yields, etc. of similar properties and adjusting for the spread in standard yield caused by location conditions, etc.
Value using the discounted cash flow (DCF) method	145,000,000,000 yen	―
Discount rate	3.4%	Assessment taking into consideration individual features of the single building and its site, etc. and referencing investment yields of similar properties, etc.
Terminal capitalization rate	3.8%	Assessment taking into consideration future trends of investment yields, trends in real estate prices and rents, etc. and referencing investment yields of similar properties, etc.
Value indicated by the cost approach*	171,000,000,000 yen	―
Land ratio	72.0%	―
Building ratio	28.0%	―

Special items to consider at the time of making adjustments to provisional calculations and deciding the appraisal value	With the assessment, the target real estate's locational features, real estate attributes such as building use and main demanders, etc. were taken into consideration and it was deemed that value indicated by the income approach would be more convincing and so said approach was adopted. The value indicated by the cost approach was kept as reference. The price of the single building and its site was assessed, the price was multiplied by the co-ownership ratio of the single building and site and the appraisal value was determined considering also market factors such as that it is co-owned. *The above value indicated by the income approach and value indicated by the cost approach correspond to the single building and its site.

The appraisal value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of the appraisal conducted by the real estate appraiser in accordance with the Act on Real Estate Appraisal, Real Property Appraisal Standards, etc. There are cases where another appraisal of the same real estate may result in a different appraisal value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. Furthermore, the appraisal of real estate is neither a guarantee nor an obligation, now or into the future, of a sale or purchase at that appraisal value.

Note: The Asset Management Company decided not to disclose these items as no consent has been obtained from the co-owner, etc. for the disclosure of rents, etc., the assessment is based on actual results for reference and there is a possibility that disclosure of these items will affect its competitiveness and damage the interests of unitholders.

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<Overview of Appraisal Report>

Property name	(Tentative name) Valor Takatsuki Store (site)

Appraisal value	2,270,000,000 yen
Appraisal organization	The Tanizawa Sogo Appraisal Co., Ltd.
Date of appraisal	September 30, 2018

Item	Value	Basis for valuation
Value indicated by the income approach	2,270,000,000 yen	
Value using the discounted cash flow (DCF) method	2,270,000,000 yen	
Discount rate per period (Year 1 – Year 10.0)	4.2%	Assessment comprehensively taking into consideration of the content of the current lease agreement, land rent levels, lease period, business risks and other factors, based on the method to compare with the yields of land with leasehold right transaction cases, etc., as well as the accumulation method
Discount rate per period (Year 11.0 – Year 29.7)	4.4%	
Discount rate per period (upon returning to vacant land)	4.4%	Assessment based on the discount rate for the current agreement period and adding the possibility to sell the property as vacant land, etc.

Special items to consider at the time of making adjustments to provisional calculations and deciding the appraisal value	In the assessment the appraisal value of the target real estate was determined to be 2,270,000,000 yen with the value indicated by the income approach using the discounted cash flow (DCF) method, in light of the typology of the target real estate of being a “site (land with lease-land right)” and considering to the process by which the price was formulated, placing emphasis on profitability of the market participants (demanders) of the targeted real estate, the objectives of the appraisal request, etc.

The appraisal value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of the appraisal conducted by the real estate appraiser in accordance with the Act on Real Estate Appraisal, Real Property Appraisal Standards, etc. There are cases where another appraisal of the same real estate may result in a different appraisal value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. Furthermore, the appraisal of real estate is neither a guarantee nor an obligation, now or into the future, of a sale or purchase at that appraisal value.

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<Overview of Appraisal Report>

Property name	LaLaport KOSHIEN (site)

Appraisal value	7,960,000,000 yen
Appraisal organization	Richi Appraisal Institute Co., Ltd.
Date of appraisal	September 30, 2018

Item			Value	Basis for valuation
Value indicated by the income approach			7,960,000,000 yen	—
	Value using the discounted cash flow (DCF) method		7,960,000,000 yen	—
		Discount rate (first to 10th year) Property 1 and 2	4.1%	—
		Terminal capitalization rate Property 1	3.9%	—
		Terminal capitalization rate Property 2	4.0%	—

Special items to consider at the time of making adjustments to provisional calculations and deciding the appraisal value	The target real estate is located in a suburb-type commercial zone intersected by major transportation routes close to the Hanshin Koshien Baseball Stadium in south-eastern Nishinomiya. This is a superb location both in terms of commercial area population and road and rail accessibility facing major boulevards. Also, the target real estate is comprised of a large-scale retail facility for which a twenty-year contract has been executed for the establishment of fixed-term leased-land rights for business use, and a parking area that is used for the aforesaid facility. The contract is approaching maturity but there is sufficient possibility that it will be renewed. The profitability of the property is therefore deemed safe and secure. The discount rate and the terminal capitalization rate especially from DCF method were calculated based on consideration of the currently stable standard land prices. The appraised value of the property was decided by the appraisal organization, who treated the value as the earned price obtained by the DCF method. The appraisal decision was based on similar cases with leased-land ownership and considerations were given to the process by which the earned price was formulated, placing emphasis on profitability of the market participants.

The appraisal value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of the appraisal conducted by the real estate appraiser in accordance with the Act on Real Estate Appraisal, Real Property Appraisal Standards, etc. There are cases where another appraisal of the same real estate may result in a different appraisal value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. Furthermore, the appraisal of real estate is neither a guarantee nor an obligation, now or into the future, of a sale or purchase at that appraisal value.

(Note) Property 1: Site of retail facility

Property 2: Parking lot and parking management, etc.

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Reference Material 2

< Table of Real Estate Portfolio After the Replacement>

Property Code (Note)	Property Name	Facility (Type of Use)	Region	Acquisition (Planned) Date	Acquisition (Planned) Price (millions of yen)	Investment Ratio
R1 (K)	HEP Five (14% of the quasi co-ownership of the trust beneficiary interests)	Retail	Kansai	February 1, 2005	6,468	3.9%
R2 (K)	Kitano Hankyu Building	Retail	Kansai	February 1, 2005	7,740	4.7%
R3 (K)	Dew Hankyu Yamada	Retail	Kansai	February 1, 2005	6,930	4.2%
R4 (K)	Takatsuki-Josai Shopping Center	Retail	Kansai	November 15, 2005	8,600	5.2%
R5 (K)	Nitori Ibaraki-Kita Store (site)	Retail	Kansai	March 29, 2006	1,318	0.8%
R6	Kohnan Hiroshima Nakano-Higashi Store (site)	Retail	Other	October 2, 2006	2,170	1.3%
				April 9, 2007	5	
R8	Hotel Gracery Tamachi	Retail	Other	December 25, 2008	4,160	2.5%
R9 (K)	LaLaport KOSHIEN (site)	Retail	Kansai	To be transferred	—	—
R11 (K)	HANKYU NISHINOMIYA GARDENS (28% of the quasi co-ownership of the trust beneficiary interests)	Retail	Kansai	April 16, 2013	18,300	11.1%
R12 (K)	AEON MALL SAKAIKITAHANADA (site)	Retail	Kansai	June 27, 2013	8,100	4.9%
R13 (K)	MANDAI Toyonaka Honan Store (site)	Retail	Kansai	June 27, 2013	1,870	1.1%
R14 (K)	DAILY QANAT Izumiya Horikawa Marutamachi Store (site)	Retail	Kansai	June 4, 2014	3,100	1.9%
R15 (K)	kotocross Hankyu Kawaramachi	Retail	Kansai	June 4, 2014	2,770	1.7%
R16 (K)	LIFE Shimoyamate Store (site)	Retail	Kansai	June 4, 2014	1,421	0.9%
R17 (K)	MANDAI Gojo Nishikoji Store (site)	Retail	Kansai	June 24, 2014	4,182	2.5%
R18 (K)	KOHYO Onohara Store	Retail	Kansai	July 1, 2016	1,631	1.0%
R19 (K)	OASIS Town Itami Konoike (site)	Retail	Kansai	November 25, 2016	7,100	4.3%
R20	METS OZONE	Retail	Other	February 15, 2018	5,400	3.3%
R21 (K)	MANDAI Nigawa Store (site)	Retail	Kansai	March 27, 2018	2,280	1.4%
R22 (K)	LAMU Higashiosaka Branch (site)	Retail	Kansai	March 27, 2018	1,850	1.1%
R23	Vessel Inn Hakata Nakasu	Retail	Other	March 29, 2018	2,760	1.7%
R24 (K)	(Tentative name) Valor Takatsuki Store (site)	Retail	Kansai	March 29, 2019	2,258	1.4%
	Subtotal				100,413	61.0%
O1	Shiodome East Side Building	Office	Other	February 29, 2008	19,025	11.6%
O2 (K)	Hankyu Corporation Head Office Building	Office	Kansai	April 10, 2013	10,200	6.2%
	Subtotal				29,225	17.8%
M1 (K)	Ueroku F Building	Complex	Kansai	November 1, 2005	2,980	1.8%
M2	Sphere Tower Tennozu (33% of the quasi co-ownership of the trust beneficiary interests)	Complex	Other	October 2, 2007	9,405	5.7%
M3 (K)	LAXA Osaka	Complex	Kansai	January 22, 2009	5,122	3.1%
M5	Kita-Aoyama San cho-me Building	Complex	Other	November 12, 2013	1,680	1.0%
M6 (K)	GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)	Complex	Kansai	December 5, 2018	9,212	5.6%
M7 (K)	GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)	Complex	Kansai	December 5, 2018	6,566	4.0%
	Subtotal				34,965	21.2%
	Total				164,605	100.0%

Note: "Property code" indicates the codes and numbers assigned to the properties owned by Hankyu Hanshin REIT through classification by facility (type of use) and region. The alphabets on the left represent the facility (type of use): ("R" is for retail-use facility, "O" is for office-use facility and "M" is for mixed-use (complex) facility). The numbers are assigned to each facility in the chronological order of the acquisition. Also, the letter "(K)" in parentheses to the right of the numerals indicates that the property is located in Kansai Region.

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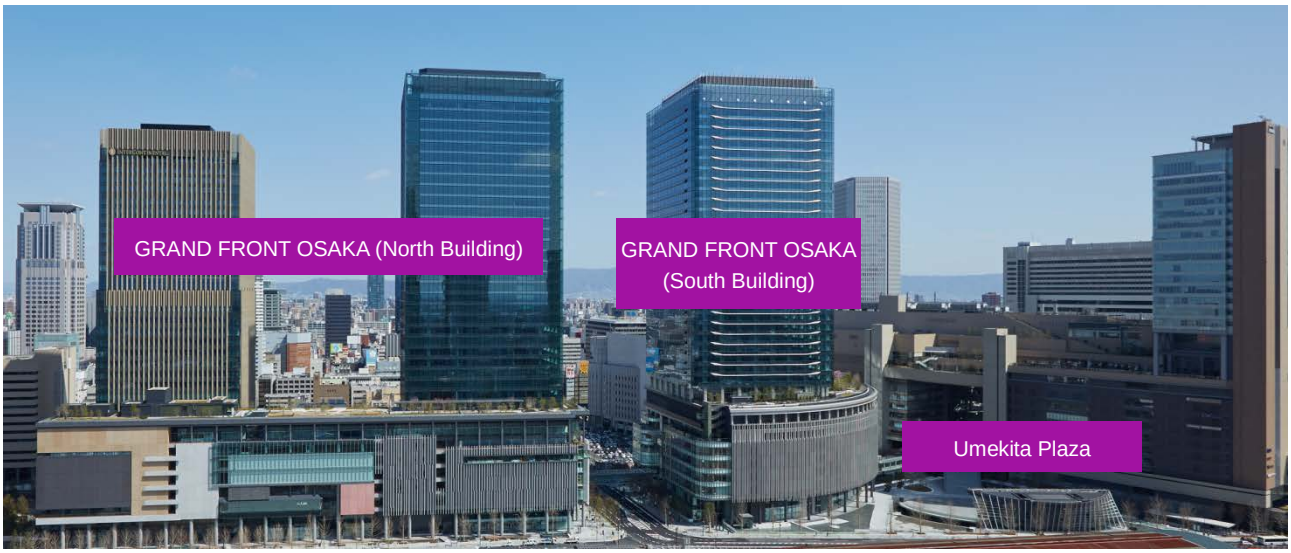
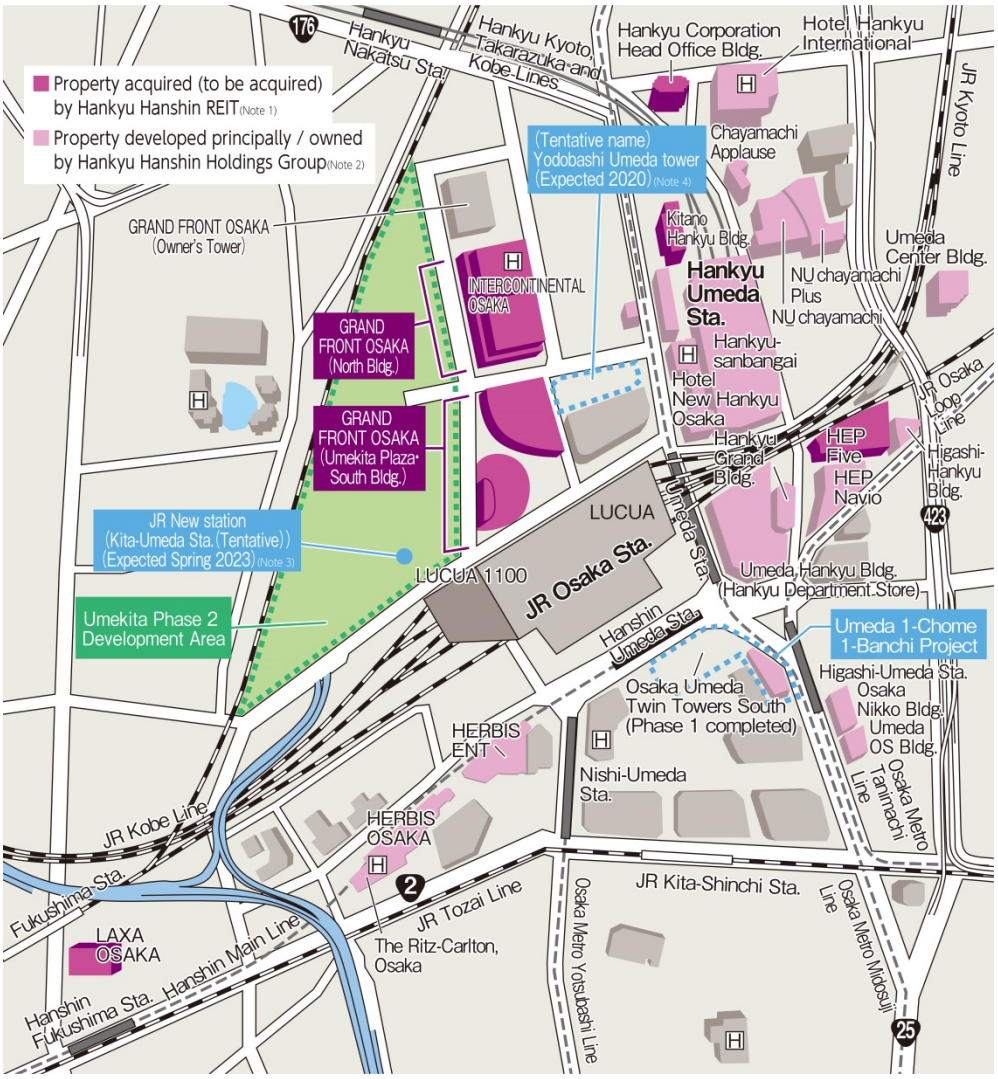
Reference Material 3

<GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) Property Photograph and Surrounding Area>



<GRAND FRONT OSAKA (equivalent of 4.9% co-ownership) Map of Surrounding Area>



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(Note 1) Includes properties jointly owned with the Sponsor Group.

(Note 2) Includes properties developed and owned jointly with other companies. Hankyu Hanshin REIT does not plan to acquire them.

(Note 3) Based on the plan announced by WEST JAPAN RAILWAY COMPANY as of the date of this document, subject to change or cancellation.

(Note 4) Based on the plan announced by Yodobashi Holdings Co., Ltd. and Hankyu Hanshin Hotels Co., Ltd. as of the date of this document, subject to change or cancellation.

(Note 5) Hankyu Hanshin REIT does not plan to acquire properties other than the assets planned to be acquired above as of the date of this document.

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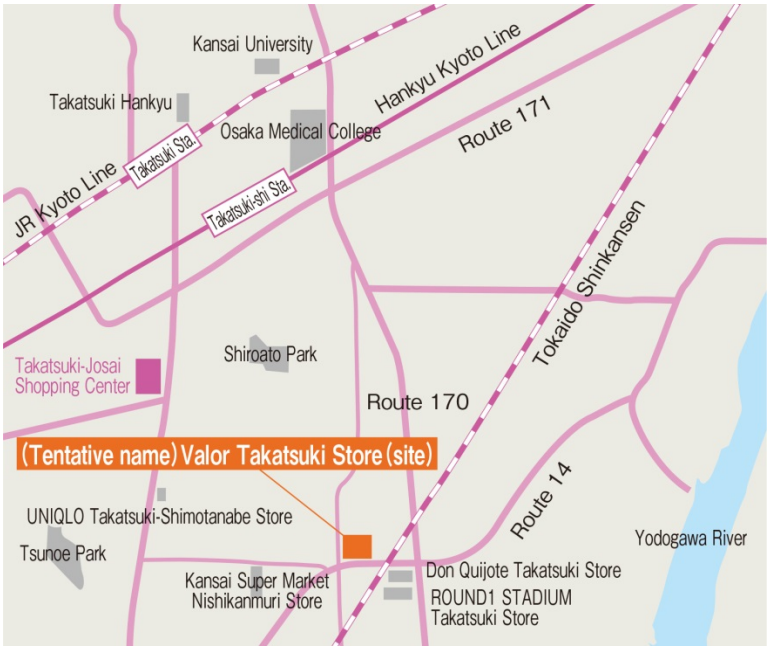
<(Tentative name) Valor Takatsuki Store (site) Property Image View>

(Note) Hankyu Hanshin REIT is scheduled to acquire the land only. Also, the building is currently under construction and the above figure may differ from the situation after completion as it envisions the building after completion.

<(Tentative name) Valor Takatsuki Store (site) Map of Surrounding Area>



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