



<Translation of Japanese Original>

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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 Debt Financing

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces its decision made today to undertake debt financing (hereafter “Debt Financing”) as described below.

1. Details of Debt Financing (Scheduled)

| Category             | Lender          | Amount of debt financing<br>(millions of yen) | Interest rate<br>(Note)               | Drawdown date  | Lending and repayment methods                          | Maturity date  |
|----------------------|-----------------|-----------------------------------------------|---------------------------------------|----------------|--------------------------------------------------------|----------------|
| Long-term borrowings | MUFG Bank, Ltd. | 1,500                                         | Not determined<br>Fixed interest rate | March 31, 2020 | Unsecured/<br>non-guaranteed<br><br>Lump-sum repayment | March 29, 2030 |

(Note) •The interest payment dates are the last day of every March and September with the first payment date being September 30, 2020 (or the previous business day if the applicable date is a non-business day of the bank.).  
• The interest rates are scheduled to be determined on March 27, 2020. They will be announced once they are determined.

2. Reason for Debt Financing

These funds will be allocated to the acquisition funds of new specified assets (“nanohana Ebisubashi (site)” and “MANDAI Shimoshinjo Store”) described in “Notice Concerning Acquisition of Domestic Real Estate, and Transfer of Domestic Real Estate Trust Beneficiary Interest and Domestic Real Estate” announced today.

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

(1) Amount to be procured

1,500 million yen (planned)

(2) Specific use of the funds to be procured

To be allocated to acquisition funds of the specific asset.

(3) Expenditure Date (Scheduled)

March 31, 2020

4. Balance of Interest-bearing Debt after Execution of Debt Financing

|                                    | Before execution of<br>debt financing<br>(millions of yen) | After execution of<br>debt financing<br>(millions of yen) | Change<br>(millions of yen) |
|------------------------------------|------------------------------------------------------------|-----------------------------------------------------------|-----------------------------|
| Short-term borrowings              | 4,500                                                      | 4,500                                                     | ±0                          |
| Long-term borrowings (Note)        | 65,400                                                     | 66,900                                                    | +1,500                      |
| <b>Total debt financing</b>        | <b>69,900</b>                                              | <b>71,400</b>                                             | <b>+1,500</b>               |
| Investment corporation bonds       | 4,000                                                      | 4,000                                                     | ±0                          |
| <b>Total interest-bearing debt</b> | <b>73,900</b>                                              | <b>75,400</b>                                             | <b>+1,500</b>               |

(Note) Long-term borrowings are borrowings with a repayment term (from the drawdown date until the maturity date) exceeding one year.

5. Other

The risks associated with the Debt Financing, such as risks of repayment, have not changed in any material way from the “risks associated with the fund procurement through additional issuance of new investment units, debt financing and issuance of investment corporation bonds” in the “Investment Risks” stated in the Securities Report for the 29th fiscal period submitted on February 27, 2020.

• HHR website: <https://www.hankyuhanshinreit.co.jp/eng/>