(Translation of Japanese Original)

December 16, 2020

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
Hankyu Hanshin REIT Asset Management, Inc.
Yoshiaki Shiraki, President & Representative Director
Contact:
Kiyotaka Okano
General Manager, Financial and IR Department
Email: IR_PR@hhram.co.jp

Notice Concerning Debt Financing

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

1. Reason for Debt Financing

This fund will be allocated for the repayment of 4,000 million yen in borrowing executed on December 24, 2013.

2. Details of Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Drawdown date	Lending and repayment methods	Maturity date
Long-term borrowing	Development Bank of Japan Inc.	4,000	Not determined Fixed interest rate	December 24, 2020	Unsecured/ non-guaranteed Lump-sum repayment	December 24, 2030
Total		4,000				

Note: • The interest payment dates are 24th day of every June and December with the first payment date being June 24, 2021 (or the next business day if the applicable date is a non-business day of the bank).
• The interest rate is scheduled to be determined on December 22, 2020. It will be announced once it is determined.

3. Use for Funds

Capital for repayment of borrowing below:

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	Development Bank of Japan Inc.	4,000	December 24, 2013	Unsecured/ non-guaranteed Lump-sum repayment	December 24, 2020
Total		4,000			

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

	Before execution of the debt financing (millions of yen)	After execution of the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	4,500	4,500	±0
Long-term borrowings (Note)	64,900	64,900	±0
Total debt financing	**69,400**	**69,400**	**±0**
Investment corporation bonds	6,000	6,000	±0
Total interest-bearing liabilities	**75,400**	**75,400**	**±0**

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

5. Others

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 30th fiscal period submitted on August 25, 2020.

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