(Translation of Japanese Original)

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For Immediate Release

REIT Issuer
Hankyu Hanshin REIT, Inc. (Securities Code: 8977)
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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

These funds will be allocated for the repayment of 4,500 million yen in borrowing executed on July 31, 2020.

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	Sumitomo Mitsui Banking Corporation	2,500	Not determined	July 30, 2021	Unsecured/ non-guaranteed	July 31, 2025
		2,000	Fixed interest rate		Lump-sum repayment	November 29, 2030
Total		4,500				

Note: • The interest payment dates are the last day of every January and July with the first payment date being January 31, 2022 (or the previous business day if the applicable date is a non-business day of the bank).
• The interest rate is scheduled to be determined on July 28, 2021. 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
Short-term borrowing	Sumitomo Mitsui Banking Corporation	4,500	July 31, 2020	Unsecured/ non-guaranteed Lump-sum repayment	July 31, 2021
Total		4,500			

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
Long-term borrowings (Note)	64,900	69,400	＋4,500
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 31st fiscal period submitted on February 25, 2021.

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