

For Immediate Release

REIT Issuer

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Asset Management Company

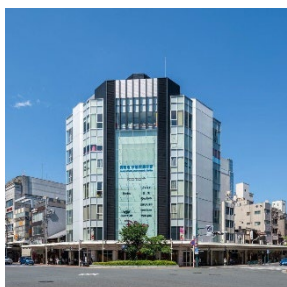
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Notice Concerning Acquisition of CASBEE Real Estate Assessment Certification

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces that HHR has received Certification for CASBEE for Real Estate (hereafter “CASBEE”) for kotocross Hankyu Kawaramachi on August 29, 2025. Details are outlined below.

1. Overview of Certification

CASBEE

Property Name	Exterior photo	Assessment Rank
<u>kotocross Hankyu</u> <u>Kawaramachi</u> (Shimogyo-ku, Kyoto City)		A Rank 

2. Overview of CASBEE

Certification for CASBEE for Real Estate is an evaluation system that evaluates and ranks buildings and structures in terms of their environmental performance by using CASBEE (Comprehensive Assessment System for Built Environment Efficiency). CASBEE is designed to comprehensively assess the quality of a building, including not only consideration of environmental practices that include using materials and equipment that save energy or achieve smaller environmental loads, but also consideration of interior comfort and scenic aesthetics. Certification for CASBEE for Real Estate is rated in four scales: S rank, A rank, B+ rank and B rank.

3. Our Future Initiatives

We will continuously take environmental and energy-saving measures and make efforts to improve the energy usage efficiency of properties it owns. In addition, we will advance correspondence to social requirements including convenience of tenant users and consideration for the surrounding environment and communities while cooperating with property managers. All of these are to be implemented in an aim to enhance the asset value of its portfolio.

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