



(Translation of Japanese Original)

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For Immediate Release

REIT Issuer

Hankyu Hanshin REIT, Inc. (Securities Code: 8977)
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Toyoshige Okazaki, Executive Director

Asset Management Company

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Notice Concerning Completion of Interest Rate Swap Agreement

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces that the interest rate swap agreements, as described below, were made on some of the borrowings described on “Notice Concerning Debt Financing and Early Repayment of Existing Borrowings and Interest Rate Swap Transaction ” announced on September 17, 2025.

1. Details of interest rate swap agreements

Counterparty		Nomura Securities Co., Ltd.
Notional Amount (millions of yen)		3,400
Interest rate	Fixed interest rate for payment (Note)	1.695%
	Floating interest rate for receipt	Base interest rate (JBA 6-month Japanese Yen TIBOR)
Commencement date		September 29, 2025
Termination date		March 31, 2033
Payment date		The first interest payment date is March 31, 2026. Thereafter, the interest payment dates are the last day of every March and September until and including the termination date (The interest payment date will be the next business day if the applicable date is a non-business day of the bank or the previous business day if the next business day falls in the next calendar month).

Note: As a result of concluding the interest rate swap agreement, the interest rate for the borrowing below will be substantively fixed at 1.985%

2. Debt financing related to the interest rate swap transaction

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	Syndicate of lenders arranged by MUFG Bank, Ltd. (Note)	3,400	Base interest rate (JBA 6-month Japanese Yen TIBOR) +0.29% Variable interest rate	September 29, 2025	Unsecured/ Non-guaranteed Lump-sum repayment	March 31, 2033
Total		3,400				

Note : The syndicate of lenders consists of The Akita Bank, Ltd., Daishi Hokuetsu Bank, Ltd., The Chiba Bank, Ltd., The Nanto Bank, Ltd., The Minato Bank, Ltd., The Kiyo Bank, Ltd., The Gunma Bank, Ltd., The Juhachi-Shinwa Bank, Ltd., THE NISHI-NIPPON CITY BANK, LTD., The Hachijuni Bank, Ltd., Kansai Mirai Bank, Limited, The 77 Bank, Ltd., The Chugoku Bank, Ltd., and The Bank of Fukuoka, Ltd.

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