

For Immediate Release

REIT Issuer

Hankyu Hanshin REIT, Inc. (Securities Code: 8977)
19-19 Chaya-machi, Kita-ku, Osaka
Toyoshige Okazaki, Executive Director

Asset Management Company

Hankyu Hanshin REIT Asset Management, Inc.
Toyoshige Okazaki, President & Representative Director
Contact:
Hiroshi Itakura
General Manager, Financial and IR Department
Email: IR_PR@hhram.co.jp

Notice Concerning Debt Financing and Early Repayment of Existing Borrowings

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces its decision made today to undertake debt financing (hereafter the “Debt Financing”) and make an early repayment of existing borrowings as described below.

1. Reason for the Debt Financing

These funds will be allocated for the repayment of the 3,800 million yen in borrowings due on March 27, 2026, and for early repayment of the 1,000 million yen in borrowings due on July 27, 2026.

2. Details of the Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	Sumitomo Mitsui Trust Bank, Limited	550	Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.15% Variable interest rate (Note3, 5)	March 27, 2026	Unsecured/ Non-guaranteed Lump-sum repayment	May 31, 2027
	Mizuho Bank, Ltd.	400	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.26% Variable interest rate (Note4, 5)			September 29, 2031
	The Senshu Ikeda Bank, Ltd.	200				
	Mizuho Trust & Banking Co., Ltd.	150				
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation (Note1)	1,500	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.29% Variable interest rate (Note4, 5)			March 27, 2034
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation (Note2)	2,000	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.35% Variable interest rate (Note4, 5)			March 27, 2036
Total		4,800				

Note 1: The syndicate of lenders consists of Daishi Hokuetsu Bank, Ltd., SBI Shinsei Bank, Limited, The Nanto Bank, Ltd., The Chiba Bank, Ltd. and The Hyakugo Bank, Ltd..

Note 2: The syndicate of lenders consists of Resona Bank, Limited, SBI Shinsei Bank, Limited, The Nanto Bank, Ltd., Daishi Hokuetsu Bank, Ltd., Kansai Mirai Bank, Limited, The Chiba Bank, Ltd. and The Hyakugo Bank, Ltd.

Note 3: The first interest payment date is May 29, 2026. Thereafter, the interest payment dates are the last day of every February, May, August and November until and including the maturity 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). Base interest rate applied on the interest to be paid on interest payment date will be JBA 3-month Japanese Yen TIBOR as of two days prior to the most recent interest payment date (in case of first payment, this will be the drawdown date) of each interest payment date. However, in cases where there is no rate corresponding to the interest calculation period, the base interest rate for such interest calculation period shall be calculated based on the method provided for in the loan agreements.

Note 4: The first interest payment date is April 27, 2026. Thereafter, the interest payment dates are the 27th of every month and including the maturity 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). Base interest rate applied on the interest to be paid on interest payment date will be JBA 1-month Japanese Yen TIBOR as of two days prior to the most recent interest payment date (in case of first payment, this will be the drawdown date) of each interest payment date.

Note 5: The JBA 1-month Japanese Yen TIBOR and the JBA 3-month Japanese Yen TIBOR can be referenced on the website of the JBA TIBOR Administration:

<http://www.jbatibor.or.jp/english/rate/>

In the future, HHR will not provide notifications regarding the determination of variable interest rate.

As for changes to the applicable base interest rate, please refer to the website of JBA TIBOR Administration.

3. Use for Funds

Capital for repayment of Long-term borrowing and early repayment of Short-term borrowing below:

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Repayment date (including early repayment) (scheduled)	Maturity date
Long-term borrowing	Sumitomo Mitsui Banking Corporation	1,200	March 27, 2024	Unsecured/ Non-guaranteed Lump-sum repayment	March 27, 2026	March 27, 2026
	Sumitomo Mitsui Trust Bank, Limited	1,100				
	Mizuho Bank, Ltd.	800				
	The Senshu Ikeda Bank, Ltd.	400				
	Mizuho Trust & Banking Co., Ltd.	300				
Short-term borrowing	Sumitomo Mitsui Banking Corporation	1,000	July 31, 2025			July 27, 2026
Total		4,800				

4. Balance of Interest-bearing Debt after 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	1,000	—	-1,000
Long-term borrowings (Note)	78,200	79,200	+1,000
Total debt financing	79,200	79,200	—
Investment corporation bonds	7,600	7,600	—
Total interest-bearing liabilities	86,800	86,800	—

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 41st fiscal period submitted on February 24, 2026.

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