



(Translation of Japanese Original)

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For Immediate Release

REIT Issuer

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Notice Concerning Completion of Interest Rate Swap Agreements

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 Interest Rate Swap Transaction” announced on November 22, 2023.

1. Details of interest rate swap agreements

		Long-term borrowing (1)	Long-term borrowing (2)
Counterparty		Sumitomo Mitsui Trust Bank, Limited	
Notional Amount (millions of yen)		1,000	2,000
Interest rate	Fixed interest rate for payment (Note)	0.72750%	0.92625%
	Floating interest rate for receipt	Base interest rate (JBA 3-month Japanese Yen TIBOR)	
Commencement date		November 30, 2023	
Termination date		November 30, 2028	November 29, 2030
Payment date		The first interest payment date is February 29, 2024. Thereafter, the interest payment dates are the last day of every February, May, August and November 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 agreements, interest rates for long-term borrowing(1) and (2) will be substantively fixed at (1)0.92750% and (2)1.19625%.

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 (1)	Syndicate of lenders arranged by Sumitomo Mitsui Trust Bank, Limited (Note 1)	1,000	Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.20% Variable interest rate	November 30, 2023	Unsecured/ Non-guaranteed Lump-sum repayment	November 30, 2028
Long-term borrowing (2)	Syndicate of lenders arranged by Sumitomo Mitsui Trust Bank, Limited (Note 2)	2,000	Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.27% Variable interest rate			November 29, 2030

Note 1: The syndicate of lenders consists of The Akita Bank, Ltd., Daishi Hokuetsu Bank, Ltd., The Chiba Bank, Ltd. and The Bank of Fukuoka, Ltd.

Note 2: The syndicate of lenders consists of Kansai Mirai Bank, Limited, The Gunma Bank, Ltd., Shinkin Central Bank, The Chugoku Bank, Ltd., The 77 Bank, Ltd., The Bank of Fukuoka, Ltd. and The Chiba Bank, Ltd.

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