



Hankyu Hanshin REIT

For Immediate Release

(Translation of Japanese Original)
February 14, 2024

REIT Issuer

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

Asset Management Company

Hankyu Hanshin REIT Asset Management, Inc.
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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces that it has decided to issue investment corporation bonds (hereafter the “Green Bonds”) as described below.

1. Overview of investment corporation bonds

(1) Name	Hankyu Hanshin REIT Sixth Series of Unsecured Investment Corporation Bonds (with special pari passu conditions among specified investment corporation bonds) (green bonds)
(2) Total issue amount	1.3 billion yen
(3) Form of bond certificates	No bond certificates for the Green Bonds will be issued subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc.
(4) Issue price	100 yen per value of 100 yen of each bond
(5) Redemption price	100 yen per value of 100 yen of each bond
(6) Interest rate	1.409% per annum
(7) Denomination of each bond	100 million yen
(8) Offering method	Public offering
(9) Subscription date	February 14, 2024(Wednesday)
(10) Payment date	February 20, 2024(Tuesday)
(11) Security and guarantee	The Green Bonds will be issued on an unsecured and unguaranteed basis with no specific assets reserved.
(12) Redemption method and date	The total issue amount will be redeemed on February 20, 2034. The Green Bonds may be repurchased and cancelled at any time after the payment date unless otherwise provided for by the book-entry transfer agent.
(13) Interest payment date	February 20 and August 20 of each year (or the previous business day if the applicable date is a non-business day of the bank.)
(14) Financial covenant	Negative pledge clause is established
(15) Credit rating	AA- (Japan Credit Rating Agency, Ltd.)
(16) Agent for finance, issuance and payment	Sumitomo Mitsui Trust Bank, Limited

(17) Underwriters	Nomura Securities Co., Ltd. SMBC Nikko Securities Inc. Mizuho Securities Co., Ltd.
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2. Reason for Issuance

HHR decided to issue the Green Bonds with the aim of further promoting its initiatives concerning sustainability through procurement of funds by the Green Bonds, expanding the investor base while stimulating demand of bond investors who have a strong interest in ESG investment and diversifying fund procurement methods.

The Green Bonds will be issued as green bonds based on the Green Finance Framework ^(Note), that HHR has formulated.

For eligibility of the Green Finance Framework, HHR has been assigned “Green 1 (F),” the highest evaluation grade in the JCR Green Finance Framework Evaluation by Japan Credit Rating Agency, Ltd. (JCR).

(Note) For the content of the Green Finance Framework, please refer to the HHR’s website below.

<https://www.hankyuhanshinreit.co.jp/eng/esg>

3. Amount, Use and Scheduled Date of Expenditure of Funds to Be Procured

(1) Amount of funds to be procured (estimated net proceeds)

1,286 million yen

(2) Specific use of funds and scheduled date of expenditure

These funds will be allocated for the repayment of part of the borrowings (5.2 billion yen) (including the borrowings through subsequent refinancing) due on February 29, 2024 that were required for acquisition of Shiodome East Side Building, an Eligible Green Asset under the Green Finance Framework.

4. Investors Who Declared Investment in the Green Bonds

- The Sawayaka Shinkin Bank
- Danyo Shinkumi Bank
- NAGANO SHINKIN BANK
- Mienaka Japan Agricultural Cooperatives
- The Yokohama Shinkin Bank
- SUWA SHINKIN BANK
- TOKUSHIMA SHINKIN BANK
- Matsumoto Shinkin Bank.
- THE MISHIMA SHINKIN BANK

5. Balance of Interest-bearing Debt after Issuance of the Green Bonds (as of February 20, 2024)

	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	0	0	±0
Long-term borrowings (Note)	76,300	76,300	±0
Total debt financing	76,300	76,300	±0
Investment corporation bonds	4,000	5,300	+1,300
Total interest-bearing liabilities	80,300	81,600	+1,300

Note: Long-term borrowings are loans with a repayment term (from the drawdown date until the maturity date) exceeding one year.

6. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

The risks associated with the Green Bonds, such as risks of redemption, have not changed in any material way from the “Investment Risks” stated in the most recent Securities Report (submitted on August 23, 2023).

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