



For Immediate Release

REIT Issuer

**Hankyu Hanshin REIT, Inc.** (Securities Code: 8977)  
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Yoshiaki Shiraki, Executive Director

Asset Management Company

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Notice Concerning Debt Financing (Green Loan)

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces its decision made today to undertake debt financing (hereafter the “Debt Financing”) as described below. The Debt Financing will be executed as Green Loan based on the Green Finance Framework that HHR has formulated.

1. Reason for Debt Financing

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 <sup>(Note)</sup>.

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

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

2. Details of Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note 3)	Drawdown Date	Lending and Repayment methods	Maturity date
Long-term borrowing	Syndicate of lenders arranged by MUFG Bank, Ltd. (Note 1) (Green Loan)	3,200	Not determined Fixed interest rate	February 29, 2024	Unsecured/ Non-guaranteed	February 28, 2031
	Syndicate of lenders arranged by MUFG Bank, Ltd. (Note 2) (Green Loan)	700	Not determined Fixed interest rate		Lump-sum repayment	August 31, 2034
Total		3,900				

Note 1: The syndicate of lenders consists of MUFG Bank, Ltd., Mizuho Bank, Ltd., The Senshu Ikeda Bank, Ltd., Nippon Life Insurance Company and The Bank of Kyoto, Ltd.

Note 2: The syndicate of lenders consists of Nippon Life Insurance Company and The Bank of Kyoto, Ltd.

Note 3:•The first interest payment date is August 30, 2024. Thereafter, the interest payment dates are the last day of every February and August 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).

•The interest rate is scheduled to be determined on February 27, 2024. It will be announced once it is determined.

### 3. Use for Funds

Capital for repayment of part of borrowing below:

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	MUFG Bank, Ltd.	3,000	February 27, 2015	Unsecured/ Non-guaranteed  Lump-sum repayment	February 29, 2024
	Mizuho Bank, Ltd.	1,400			
	The Senshu Ikeda Bank, Ltd.	800			
Total		5,200			

### 4. Balance of Interest-bearing Debt after Debt Financing (as of February 29, 2024)

	Before the debt financing (millions of yen)	After the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	0	0	±0
Long-term borrowings (Note)	76,300	75,000	-1,300
<b>Total debt financing</b>	<b>76,300</b>	<b>75,000</b>	<b>-1,300</b>
Investment corporation bonds	5,300	5,300	±0
<b>Total interest-bearing liabilities</b>	<b>81,600</b>	<b>80,300</b>	<b>-1,300</b>

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 37th fiscal period submitted on today.

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