



(Translation of Japanese Original)

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For Immediate Release

REIT Issuer

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Notice Concerning Debt Financing

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) announces its decision made today to undertake debt financing (hereafter the “Debt Financing”) as described below.

1. Reason for Debt Financing

These funds will be allocated to the acquisition cost for Home Center Kohnan Sakai Takasu Store (site) on March 27, 2024, described in “Notice Concerning Acquisition of Domestic Real Estate” dated January 24, 2024.

2. Details of 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 (1)	MUFG Bank, Ltd.	1,400	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.25%	March 27, 2024	Unsecured/ Non-guaranteed Lump-sum repayment	March 27, 2026
	Sumitomo Mitsui Banking Corporation	1,200				
	Sumitomo Mitsui Trust Bank, Limited	1,100				
	Mizuho Bank, Ltd.	800	Variable interest rate (Note 1, 3)			
	The Senshu Ikeda Bank, Ltd.	400				
	Mizuho Trust & Banking Co., Ltd.	300				
Long-term borrowing (2)	Development Bank of Japan Inc.	1,300	Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.25%			
			Variable interest rate (Note 2, 3)			
Total		6,500				

Note 1: The first interest payment date is April 30, 2024. Thereafter, the interest payment dates are the 27th of every month 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 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 2: The first interest payment date is June 27, 2024. Thereafter, the interest payment dates are the 27th of every March, June, September and December 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.

Note 3:• The JBA 1-month Japanese Yen TIBOR and 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. Balance of Interest-bearing Debt after Debt Financing (as of March 27, 2024)

	Before the debt financing (millions of yen)	After the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	—	—	—
Long-term borrowings (Note)	75,000	81,500	+6,500
Total debt financing	75,000	81,500	+6,500
Investment corporation bonds	5,300	5,300	—
Total interest-bearing liabilities	80,300	86,800	+6,500

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

4. 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 February 21, 2024.

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