

For Immediate Release

REIT Issuer

Hankyu Hanshin REIT, Inc. (Securities Code: 8977)
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Toyoshige Okazaki, Executive Director

Asset Management Company

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Notice Concerning Debt Financing and Early Repayment of Existing Borrowings
and Interest Rate Swap Transaction

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. HHR also announces that it has decided to undertake interest rate swap transaction as described below.

1. Reason for Debt Financing

This fund will be allocated for the redemption of 1,000 million yen in investment corporation bonds maturing on October 28, 2025, and for the early repayment of the 1,000 million yen in borrowings due on January 27, 2026, and the 1,400 million yen in borrowings due on March 27, 2026.

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	Syndicate of lenders arranged by MUFG Bank, Ltd. (Note1)	3,400	Base interest rate (JBA 6-month Japanese Yen TIBOR) +0.29% Variable interest rate (Note2, 3)	September 29, 2025	Unsecured/ Non-guaranteed Lump-sum repayment	March 31, 2033
Total		3,400				

Note 1: The syndicate of lenders consists of The Akita Bank, Ltd., Daishi Hokuetsu Bank, Ltd., The Chiba Bank, Ltd., The Nanto Bank, Ltd., The Minato Bank, Ltd., The Kiyo Bank, Ltd., The Gunma Bank, Ltd., The Juhachi-Shinwa Bank, Ltd., THE NISHI-NIPPON CITY BANK, LTD., The Hachijuni Bank, Ltd., Kansai Mirai Bank, Limited, The 77 Bank, Ltd., The Chugoku Bank, Ltd., and The Bank of Fukuoka, Ltd.

Note 2: The first interest payment date is March 31, 2026. Thereafter, the interest payment dates are the last day of every March and September 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 6-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 6-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

For the redemption of the following investment corporation bonds and the early repayment of borrowings below:

Name	Total issue amount (millions of yen)	Issue date	Maturity date
Hankyu Hanshin REIT Fourth Series of Unsecured Investment Corporation Bonds (with special pari passu conditions among specified investment corporation bonds) (green bonds)	1,000	October 28, 2020	October 28, 2025

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Repayment date (early repayment) (scheduled)	Maturity date
Short-term borrowing	MUFG Bank, Ltd.	1,000	January 31, 2025	Unsecured/ Non-guaranteed	September 29, 2025	January 27, 2026
Long-term borrowing		1,400	March 27, 2024	Lump-sum repayment		March 27, 2026
Total		2,400				

4. Interest rate swap transaction

(1) Reason for the interest rate swap transaction

To hedge the risks of interest rate volatility by converting the floating interest rates payable to fixed interest rates for the borrowings as described above in “2. Details of Debt Financing (Scheduled).”

Please note that the interest swap transaction may not be carried out under certain conditions of fixed interest rate for payment which will be determined later on.

(2) Details of Interest rate swap transaction (Scheduled)

They will be announced later once determined.

5. 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) (Note2)	Change (millions of yen)
Short-term borrowings	2,000	1,000	-1,000
Long-term borrowings (Note 1)	79,500	81,500	+2,000
Total debt financing	81,500	82,500	+1,000
Investment corporation bonds	5,300	4,300	-1,000
Total interest-bearing liabilities	86,800	86,800	—

Note 1: Long-term borrowings are loans with a repayment term (from the drawdown date until the maturity date) exceeding one year.

Note 2: It shows the balance after the redemption on maturity of 1,000 million yen investment corporation bonds on October 28, 2025.

6. 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 40th fiscal period submitted on August 20, 2025.

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