



Hankyu Hanshin REIT

For Immediate Release

(Translation of Japanese Original)

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REIT Issuer

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

Asset Management Company

Hankyu Hanshin REIT Asset Management, Inc.
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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

This fund will be allocated for the repayment of 1,000 million yen in borrowing maturing on October 31, 2025.

2. Details of Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	Sumitomo Mitsui Trust Bank, Limited	1,000	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.26% Variable interest rate	October 31, 2025	Unsecured/ Non-guaranteed Lump-sum repayment	October 31, 2030
Total		1,000				

Note: •The first interest payment date is November 28, 2025. Thereafter, the interest payment dates are the last day 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.

•The JBA 1-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

Capital for repayment of borrowing below:

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowing	Sumitomo Mitsui Trust Bank, Limited	1,000	October 30, 2020	Unsecured/ Non-guaranteed Lump-sum repayment	October 31, 2025
Total		1,000			

4. Balance of Interest-bearing Debt after Execution of Debt Financing

	Before execution of the debt financing (millions of yen) (Note1)	After execution of the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	1,000	1,000	—
Long-term borrowings (Note2)	81,500	81,500	—
Total debt financing	82,500	82,500	—
Investment corporation bonds	4,300	4,300	—
Total interest-bearing liabilities	86,800	86,800	—

Note1: It shows the balance after the redemption on maturity of 1,000 million yen investment corporation bonds on October 28, 2025.

Note2: 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 40th fiscal period submitted on August 20, 2025.

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