



June 8, 2026

For Immediate Release

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 Acquisition of Domestic Real Estate Trust Beneficiary Interest

Hankyu Hanshin REIT, Inc. (hereafter "HHR") hereby notifies that Hankyu Hanshin REIT Asset Management, Inc., the asset management company that HHR has selected to manage its assets (hereafter the "Asset Management Company"), today decided to make the following acquisition of asset.

Details

1. Overview of Acquisition

LIFE Takadono Store (site)

- |  |   |
|--|---|
| 1) Specified asset type:                             | Trust Beneficiary Interest<br>(Trustee: Mitsubishi UFJ Trust and Banking Corporation)     |
| 2) Property name:                                    | LIFE Takadono Store (site)  |
| 3) Planned acquisition price <small>(Note)</small> : | 3,690,000,000 yen   |
| 4) Appraisal value:                                  | 3,860,000,000 yen (Date of appraisal: May 1, 2026)  |
| 5) Planned acquisition date:                         | December 1, 2026  |
| 6) Seller:   | KDX Realty Investment Corporation<br>(Please refer to postscript "4. Overview of Seller") |
| 7) Intermediary:                                     | None  |
| 8) Acquisition fund:                                 | Borrowings and cash on hand (Scheduled)   |

(Note) Excluding acquisition-related expenses, property tax, city planning tax and consumption tax, among others.

2. Reason for Acquisition

The acquisition of the LIFE Takadono Store (site) (Hereinafter the "Property"), a retail facility located in the Kansai Region, where HHR has focused its investments, is conducted in accordance with the asset management targets and policies set out in the Articles of Incorporation, with the aim of ensuring the continued and stable growth of distributions. At the same time, we will strive to further improve distributions by acquiring the Property using our debt funding capacity and cash on hand which we maintain through stable financial foundation.

Through the Asset Management Company's proprietary network, HHR has obtained the opportunity to

acquire the Property, which is the site of a community-based retail facility located in the Kansai Region, where HHR has focused its investments. The decision to acquire the Property was made after comprehensive consideration of the following factors: it is a community-based retail facility that is expected to generate stable cash flows over the medium-to-long-term; it will contribute to improving the stability of the overall portfolio; and the acquisition price was within the appropriate range for HHR.

The following points were evaluated as key benefits in the decision to acquire the Property.

The Property's tenant, LIFE CORPORATION, is a major supermarket chain primarily selling food products at 321 stores (as of April 30, 2026) located in two major trade areas: the Tokyo metropolitan area (Tokyo, Saitama, Kanagawa, and Chiba Prefectures) and the Kinki area (Osaka, Hyogo, Kyoto, and Nara Prefectures). In particular, the company has established strong brand recognition as a community-based supermarket operator in Osaka prefecture, where it operates more than 120 stores, supported by its strategy of locating stores in key areas. The Property accommodates the store's directly operated sales floors, with food products on the first floor and clothing and daily necessities on the second floor, while a 100-yen shop occupies part of the Property as a subtenant. The store is expected to continue attracting a large number of customers, benefiting not only from rooftop parking facilities for customers by car, but also from its location in a densely populated residential area, which provides convenient access for customers on foot or by bicycle.

**【Reference】**

Property name	Planned acquisition price	Appraisal value	NOI yield (Note)	Yield after depreciation (Note)
LIFE Takadono Store (site)	3,690 million yen	3,860 million yen	3.5%	3.5%

(Note) NOI yield is calculated by dividing the sum total of (a) the difference between the real estate lease operation income and real estate lease operation expenses of the property and (b) depreciation, by total acquisition planned price.

Yield after depreciation is calculated by dividing the sum total of difference between the real estate lease operation income and real estate lease operation expenses of the property, by total acquisition planned price.

The NOI yield and yield after depreciation of the Property to be acquired are based on operating income and cost figures for the first fiscal year (or the second fiscal year in cases involving special factors), using the DCF method described in the appraisal report.

**3. Details of the Asset Planned to be Acquired**

**LIFE Takadono Store (site)**

Property name		LIFE Takadono Store (site)			
Specified asset type		Trust Beneficiary Interest			
Trustee of the trust		Mitsubishi UFJ Trust and Banking Corporation			
Period of trust		February 10, 2015 to July 31, 2035			
Planned acquisition price (Note1)		3,690,000,000 yen			
Appraisal value		3,860,000,000 yen (Date of appraisal: May 1, 2026) (Appraisal organization: DAIWA REAL ESTATE APPRAISAL CO., LTD.)			
Location	Address	5-10-14 Takadono, Asahi-ku, Osaka City, Osaka Prefecture			
Land	Building coverage	60%	Building	Month/Year built	—
	Floor area ratio	300%・200%		Structure/Floor	—
	Zone use	Quasi industrial Area		Use	—
	Site area	4,437.07 m <sup>2</sup>		Total floor area	—

	Form of ownership	Right of ownership		Form of ownership	—
Property manager		To be determined			
Collateral		None			
Other matters to note		<ul style="list-style-type: none"> <li>• HHR is scheduled to own only the land.</li> <li>• The transaction agreement for the acquisition corresponds to a forward commitment, etc. (referring to transaction agreements dating forward in which settlement and handing over of property is conducted more than one month after the conclusion of the agreement, and other related agreements) stipulated in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. In addition, in the event that HHR intentionally or negligently breaches any provision of the transaction agreement (meaning that HHR fails to perform any obligation under the transaction agreement in accordance with its principal purpose, including any material inaccuracy or defect in its representations and warranties. The same shall apply hereinafter in this section.) (provided, however, that any immaterial matter shall be excluded), and such breach results in the failure to achieve the purpose of the transaction agreement, the seller may, unless otherwise provided in the transaction agreement, terminate the transaction agreement upon prior notice to HHR, and in the event that the agreement is terminated accordingly, it has been agreed that HHR shall pay to the seller, as a penalty, an amount equivalent to ten (10) percent of the purchase price, excluding the amount equivalent to consumption tax and local consumption tax.</li> </ul>			
Overview of Leasing					
Total number of tenants		1			
Principal tenants		LIFE CORPORATION			
Rent		Undisclosed (Note 2)			
Leasable area		4,437.07 m <sup>2</sup> (Note 3)			
Leased area		4,437.07 m <sup>2</sup> (Note 3)			
Occupancy rate		100% (Note 4)			
Security deposits		Undisclosed (Note 2)			

(Note 1) Excluding acquisition-related expenses, property tax, city planning tax and consumption tax, among others.

(Note 2) Note undisclosed as tenants' consent has not been obtained.

(Note 3) The figure shows the floor area stipulated in the lease agreements with tenants, as of the date of this report.

(Note 4) The rate is the ratio of the rental area to the leasable area.

#### 4. Overview of Seller

Name	KDX Realty Investment Corporation	
Location	2-1-6, Uchisaiwaicho, Chiyoda-ku, Tokyo	
Title and name of representative	Hiroaki Momoi, Executive Director	
Main business activities	Assets are managed primarily as investments in real estate.	
Capital	217,970 million yen (as of October 31, 2025)	
Date of establishment	May 6, 2005	
Net assets and total assets in the immediately preceding fiscal year	Net Assets: 632,304 million yen Total Assets: 1,254,659 million yen (as of October 31, 2025)	
Major shareholders and their shareholding ratio	Custody Bank of Japan, Ltd. (Trust account) 22.73%, etc. (as of October 31, 2025)	
Relationship between HHR or the Asset Management Company and the seller	Capital relationship	There are no capital relationships to be noted between HHR or the Asset Management Company and the seller (as of today).
	Personnel	There are no personnel relationships to be noted between

	relationship	HHR or the Asset Management Company and the seller (as of today).
	Business relationship	There are no business relationships to be noted between HHR or the Asset Management Company and the seller (as of today).
	Applicability to related parties	Not a related party

#### 5. Status of Property Acquirers, etc.

Details are omitted as the acquisition of the Property is not an acquisition from parties with special interest in HHR or the Asset Management Company.

#### 6. Transaction with Interested Parties, etc.

Not applicable.

#### 7. Overview of Intermediary

Not applicable.

#### 8. Settlement Method, etc.

Collective payment on the planned acquisition date.

#### 9. Schedule of Acquisition

June 8, 2026	Resolution of acquisition of the Property at the Asset Management Company's board of directors meeting and conclusion of agreement
December 1, 2026	Conclusion of payment for and acquisition (planned).

#### 10. Future Outlook

The acquisition of the Property is scheduled for December 1, 2026, and therefore will have no impact on the forecast of management status for the fiscal period ending May 2026 (42nd fiscal period: December 1, 2025 to May 31, 2026 ) and the fiscal period ending November 2026 (43rd fiscal period: June 1, 2026 to November 30, 2026). The forecast of management status for the fiscal period ending May 2027 (44th fiscal period: December 1, 2026, to May 31, 2027) will be announced on July 16, 2026.

\*HHR website: <https://www.hankyuhanshinreit.co.jp/en/>

#### <Attached Materials>

- Reference Material 1: Overview of Appraisal Report
- Reference Material 2: Table of Real Estate Portfolio after the Acquisition of the Property.
- Reference Material 3: Property Photograph and Map of Surrounding Area

Reference Material 1

<Overview of Appraisal Report>

Property name	LIFE Takadono Store (site)
Appraisal value	3,860,000,000yen
Appraisal organization	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Date of appraisal	May 1, 2026

Item	Value	Basis for valuation
Value indicated by the income approach	3,860,000,000 yen	
Value using the direct capitalization (Fixed-term capitalization) method	3,860,000,000 yen	
(1) Net operating income (NOI)	Undisclosed	
(2) Operating profit on deposit and security		
(3) Net cash flow (NCF = (1) + (2))	130,164,420 yen	
(4) Capitalization rate	3.3%	Assessed by taking into account the investment yield, risk of investment, etc., referring to the discount rate for similar transaction cases, etc.
Value using the discounted cash flow (DCF) method	3,860,000,000 yen	
Discount rate (Holding period and return price)	3.3%	Assessed by taking into account the investment yield, risk of investment, etc., referring to the discount rate for similar transaction cases, etc.

Special items to consider at the time of making adjustments to provisional calculations and deciding the appraisal value	In this case, the appraisal value was determined to be 3,860,000,000 yen using both the direct capitalization method and the DCF method, and the appraisal value was finalized based on the profit level.
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The appraisal value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of the appraisal conducted by the real estate appraiser in accordance with the Act on Real Estate Appraisal, Real Property Appraisal Standards, etc. There are cases where another appraisal of the same real estate may result in a different appraisal value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. Furthermore, the appraisal of real estate is neither a guarantee nor an obligation, now or into the future, of a sale or purchase at that appraisal value.

## Reference Material 2

&lt;Table of Real Estate Portfolio After the Acquisition of the Property &gt;

Property Name	Facility (Type of Use)	Region	Acquisition (Planned) Date	Acquisition(Planned) Price(millions of yen)	Investment Ratio
HEP Five (14% of the quasi co-ownership of the trust beneficiary interests)	Retail	Kansai	February 1, 2005	6,468	3.5%
Kitano Hankyu Building	Retail	Kansai	February 1, 2005	7,740	4.2%
Dew Hankyu Yamada	Retail	Kansai	February 1, 2005	6,930	3.8%
Takatsuki-Josai Shopping Center	Retail	Kansai	November 15, 2005	8,600	4.7%
			June 4, 2020	55	
Nitori Ibaraki-Kita Store (site)	Retail	Kansai	March 29, 2006	1,318	0.7%
HANKYU NISHINOMIYA GARDENS (28% of the quasi co-ownership of the trust beneficiary interests)	Retail	Kansai	April 16, 2013	18,300	10.0%
AEON MALL SAKAIKITA HANADA (site)	Retail	Kansai	June 27, 2013	8,100	4.4%
MANDAI Toyonaka Honan Store (site)	Retail	Kansai	June 27, 2013	1,870	1.0%
Kita-Aoyama San cho-me Building	Retail	Other	November 12, 2013	1,680	0.9%
kotocross Hankyu Kawaramachi	Retail	Kansai	June 4, 2014	2,770	1.5%
DAILY QANAT Izumiya Horikawa Marutamachi Store (site)	Retail	Kansai	June 4, 2014	3,100	1.7%
LIFE Shimoyamate Store (site)	Retail	Kansai	June 4, 2014	1,421	0.8%
MANDAI Gojo Nishikoji Store (site)	Retail	Kansai	June 24, 2014	4,182	2.3%
KOHO Onohara Store	Retail	Kansai	July 1, 2016	1,631	0.9%
OASIS Town Itami Konoike (site)	Retail	Kansai	November 25, 2016	7,100	3.9%
METS OZONE	Retail	Other	February 15, 2018	5,400	3.0%
MANDAI Nigawa Store (site)	Retail	Kansai	March 27, 2018	2,280	1.2%
LAMU Higashiosaka Branch (site)	Retail	Kansai	March 27, 2018	1,850	1.0%
Vessel Inn Hakata Nakasu	Retail	Other	March 29, 2018	2,760	1.5%
FUNDES JIMBOCHO	Retail	Other	March 29, 2019	2,830	1.5%
Valor Takatsuki Store (site)	Retail	Kansai	March 29, 2019	2,258	1.2%
Namba Ebisubashi (site)	Retail	Kansai	March 31, 2020	4,230	2.3%
MANDAI Shimoshinjo Store	Retail	Kansai	March 31, 2020	674	0.4%
H-CUBE MINAMIAOYAMA	Retail	Other	December 14, 2021	6,650	3.6%
H-CUBE MINAMIAOYAMA II	Retail	Other	December 1, 2022	3,468	1.9%
H-CUBE KITAAOYAMA	Retail	Other	December 1, 2022	1,410	0.8%
Home Center Kohnan Sakai Takasu Store (site)	Retail	Kansai	March 27, 2024	6,500	3.6%
Friend Mart Ibaraki Hirata Store (site)	Retail	Kansai	April 3, 2025	2,440	1.3%
AEON MALL INAGAWA	Retail	Kansai	April 23, 2025	11,500	6.3%
Sugi Pharmacy Daito Goryo Store (site)	Retail	Kansai	March 27, 2026	1,100	0.6%
LIFE Takadono Store (site)	Retail	Kansai	December 1, 2026	3,690	2.0%
Subtotal				140,305	76.7%
Hankyu Corporation Head Office Building	Office	Kansai	April 10, 2013	10,200	5.6%
SHIBAURA RENASITE TOWER (equivalent of 10% co-ownership)	Office	Other	May 28, 2020	3,475	1.9%
Hankyu Hanshin Ueno Okachimachi Building	Office	Other	September 30, 2025	3,213	1.8%
Subtotal				16,888	9.2%
Ueroku F Building	Complex	Kansai	November 1, 2005	2,980	1.6%
LAXA Osaka	Complex	Kansai	January 22, 2009	5,122	2.8%
GRAND FRONT OSAKA (Umekita Plaza and South Building) (equivalent of 4.9% co-ownership)	Complex	Kansai	December 5, 2018	9,212	5.0%
GRAND FRONT OSAKA (North Building) (equivalent of 4.9% co-ownership)	Complex	Kansai	December 5, 2018	6,566	3.6%
Subtotal				23,880	13.1%
Coop Kobe Delivery Center Nishinomiya (site)	Other	Kansai	December 27, 2021	1,864	1.0%
Subtotal				1,864	1.0%
Total				182,938	100.0%

Reference Material 3

< Property Photograph >



<Map of Surrounding Area>

