(Translation of Japanese Original)

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For Immediate Release

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

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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 the Debt Financing

These funds will be allocated to the acquisition cost for PMO Umeda (30% of the quasi co-ownership of the trust beneficiary interests) on September 9, 2026, described in "Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest" dated July 16, 2026.

2. Details of the Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Drawdown date	Lending and Repayment methods	Maturity date
Short-term borrowing	Sumitomo Mitsui Trust Bank, Limited	1,100	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.15% Variable interest rate (Note1, 2)	September 9, 2026	Unsecured/ Non-guaranteed Lump-sum repayment	August 31, 2027
	The Senshu Ikeda Bank, Ltd.	1,000				
	Mizuho Bank, Ltd	635				
	Mizuho Trust & Banking Co., Ltd.	635				
Total		3,370				

Note 1: The first interest payment date is September 30, 2026. 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.

Note 2: 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. Balance of Interest-bearing Debt after Debt Financing (as of September 9, 2026)

	Before execution of the debt financing (millions of yen)	After execution of the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	—	3,370	+3,370
Long-term borrowings (Note)	79,200	79,200	—
Total debt financing	**79,200**	**82,570**	**+3,370**
Investment corporation bonds	7,600	7,600	—
Total interest-bearing liabilities	**86,800**	**90,170**	**+3,370**

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 42th fiscal period submitted on today.

• HHR website: https://www.hankyuhanshinreit.co.jp/en/