



Hankyu Hanshin REIT

For Immediate Release

<Translation of Japanese Original>

August 18, 2020

REIT Issuer

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

Asset Management Company

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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 for the repayment of 2,000 million yen in borrowings executed on August 30, 2013.

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
Short-term borrowings	Mizuho Bank, Ltd.	700	Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.15%	August 31, 2020	Unsecured/ non-guaranteed Lump-sum repayment	August 31, 2021
	Mizuho Trust & Banking Co., Ltd.	700				
	The Senshu Ikeda Bank, Ltd.	600	Variable interest rate			
Total		2,000				

Note: • The interest payment dates are the last day of every month, with the first payment date being September 30, 2020 (or the previous business day if the applicable date is a non-business day of the bank.). 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 borrowings below:

Category	Lender	Amount of debt financing (millions of yen)	Drawdown date	Lending and Repayment methods	Maturity date
Long-term borrowings	MUFG Bank, Ltd.	2,000	August 30, 2013	Unsecured/ non-guaranteed Lump-sum repayment	August 31, 2020
Total		2,000			

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

	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	4,500	6,500	+2,000
Long-term borrowings (Note)	66,900	64,900	-2,000
Total debt financing	71,400	71,400	±0
Investment corporation bonds	4,000	4,000	±0
Total interest-bearing liabilities	75,400	75,400	±0

Note: 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 29th fiscal period submitted on February 27, 2020.

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