

For Immediate Release

REIT Issuer

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Notice Concerning Acquisition of DBJ Green Building Certification

Hankyu Hanshin REIT, Inc. (hereafter “HHR”) hereby notifies that HHR received DBJ Green Building Certification for properties it owns (Kitano Hankyu Building, Dew Hankyu Yamada, Shiodome East Side Building and Hankyu Corporation Head Office Building) on November 29, 2019.

The total number of properties that received DBJ Green Building Certification has come to six including HANKYU NISHINOMIYA GARDENS and HEP Five.



1. Overview of DBJ Green Building Certification



The DBJ Green Building Certification program (hereafter “Program”) is a program designed to identify excellent real estate in terms of meeting the demands of the present age by rating real estate using a scoring model developed independently by Development Bank of Japan Inc. in an aim to increase and promote real estate that demonstrate consideration for not only the building’s environmental performance but also convenience of tenant users and considerations on surrounding environment and communities and other social requirements of various stakeholders surrounding real estate.

Please refer to the following for details of the Program.

Website: <http://igb.jp/en/index.html>

2. Assessment Rank in DBJ Green Building Certification

Property Name	Location	Assessment Rank
Kitano Hankyu Building	1-8-1, Shibata, Kita-ku, Osaka City	 <p>[★★★/three stars] Properties with excellent environmental & social awareness</p>
Dew Hankyu Yamada	4-1-2, Yamada-nishi, Suita City, Osaka Prefecture	 <p>[★★★/three stars] Properties with excellent environmental & social awareness</p>

Property Name	Location	Assessment Rank	
Shiodome East Side Building	5-4-18, Tsukiji, Chuo-ku, Tokyo	 DBJ Green Building 2019	[★★★/three stars] Properties with excellent environmental & social awareness
Hankyu Corporation Head Office Building	1-16-1, Shibata, Kita-ku, Osaka City	 DBJ Green Building 2019	[★★★/three stars] Properties with excellent environmental & social awareness

3. Points of Properties Recognized for the Certifications and Overview of Properties

(1) Kitano Hankyu Building

(i) Recognized points

- Reduction of greenhouse gas emissions and energy-saving measures have been considered by introducing cutting-edge devices for reducing CO2 emissions and water-saving type flush toilets.
- Disaster prevention ability of the building has been considered by adopting double-line power reception systems in addition to emergency power generators.
- User diversity has been considered by providing brochures in multiple languages and various communication tools.

(ii) Overview of the property

Kitano Hankyu Building is located to the northwest of Hankyu Osaka-umeda Station and north of JR Osaka Station and Osaka Metro Umeda Station. Its advantages include an overwhelming number of rail passengers in the Umeda area and its proximity to the stations. Redevelopment projects are underway in the areas surrounding the property. The customer appeal of the northern Umeda area is expected to increase with the redevelopment project in the Chayamachi area and the development of Umekita Phase2 Area.

On its middle-and-high-floor levels, the property houses Hotel New Hankyu Annex, a member of the Hankyu-Hanshin-Daiichi Hotel Group, and on the third and fourth floors the fitness center Konami Sports Club. The first three floors and the basement are occupied by D.D. House, which mostly consists of restaurants.



Lot area: 4,450.05m²
Month/Year built: June 1985

Total floor area: 28,194.15m²
Floors: 20 floors, 2 underground levels

(2) Dew Hankyu Yamada

(i) Recognized points

- Energy saving and resource saving have been considered by installing LED lights in all the common spaces, and thoroughly promoting garbage separation and recycling, etc.
- User convenience and the environment in the downtown area have been considered by promoting the park-and-ride system.
- Positive intercommunication with local communities and residents has been created by planning and operating events that connect local university students to the neighboring inhabitants.

(ii) Overview of the property

Dew Hankyu Yamada benefits from its convenient access. It is directly connected to Hankyu Yamada Station and Osaka Monorail Yamada Station, which have a well-developed bus terminal. The immediate area surrounding the property is a residential district in the Yamada area in east Senri Newtown in the northern part of Suita City, which is about 10km north of JR Osaka Station. The area nearby features many parks, such as the Expo Park, apartments, and single-family houses.

Major tenants of the property include Toys "R" Us (toys) and Sports Authority (sports merchandise). In addition, Dew Hankyu Yamada is made up of customer-attracting establishments, such as grocery marts, drugstores, casual clothing shops, fast food restaurants and bookstores.



Lot area: 7,914.22m ²	Total floor area: 33,484.76m ²
Month/Year built: October 2003	Floors: 7 floors

(3) Shiodome East Side Building

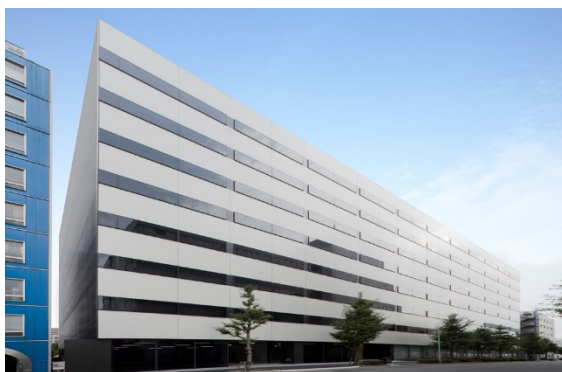
(i) Recognized points

- Energy saving is promoted by cleaning filters every three months, installing total heat exchangers on all the floors, adopting brightness control systems and LED lights, etc.
- Reduction of water consumption has been considered by adopting water-saving type faucets for the wash basins of the restrooms and the pantries as well as water-saving type flush toilets on the reference floor, etc.
- “Garbage 3R (Reduce-Reuse-Recycle) system” is promoted by adopting the volume-based garbage charging system, distributing five kinds of garbage container to the tenants, checking the quantity of wastes and the quantity of recycled wastes on a monthly basis.

(ii) Overview of the property

The Tsukiji area where this facility is located is adjacent to the Ginza/Shiodome area, one of Tokyo central business and market areas. As a result of “Shiodome Sio-Site” established in as part of redevelopment of the Tsukiji area in 2003, it is a site location with high potential for capturing secondary demand from corporations that have established branch offices there, as well as their affiliate companies, customers, and so on.

This facility has a total floor area of approximately 11,950 m² with a reference floor area of 1,218 m². With 8 floors, it is a relatively large building in comparison to the small and medium-sized buildings characteristic of the Tsukiji area.



Lot area: 1,932.54m²
Month/Year built: August 2007

Total floor area: 11,950.30m²
Floors: 8 floors

(4) Hankyu Corporation Head Office Building

(i) Recognized points

- Energy saving and resource saving have been considered by introducing outside air cooling control system, lighting control system with human detection sensor for the lighting at the exclusive sections, positively promoting garbage separation and the use of stairs.
- Excellent disaster prevention ability is designed by adopting double-line power reception systems in addition to emergency power generators, and installing emergency plug sockets on each floor.
- Convenience and comfort of users have been considered by housing coffee shops and halls in addition to providing high convenience access to transport and excellent surrounding environment.

(ii) Overview of the property

The property is the core base of the Hankyu Hanshin Holdings Group, and is located in the Umeda area, the largest commercial area in western Japan. It is an office building featuring high convenience for transport, as it is approx. a 5-minute walk from Hankyu Osaka-umeda Station and within a 10-minute walk from JR Osaka Station and Osaka Metro Umeda Station.

The property is central to the sponsor group of HHR, as it has Hankyu Corporation as the principal tenant and is occupied by the Hankyu Corporation Head Office and Hankyu Hanshin Holdings, Inc., among others.



Lot area: 3,396.82m ²	Total floor area: 27,369.37m ²
Month/Year built: September 1992	Floors: 19 floors, 2 underground levels

4. Our Future Initiatives

We will continuously take environmental and energy-saving measures and make efforts to improve the energy usage efficiency of properties it owns. In addition, we will advance correspondence to social requirements including convenience of tenant users and consideration for the surrounding environment and communities while cooperating with property managers. All of these are to be implemented in an aim to enhance the asset value of its portfolio.

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