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REIT Issuer

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Notice Concerning Acquisition of DBJ Green Building Certification

Hankyu REIT, Inc. (hereafter “Hankyu REIT”) hereby notifies that Hankyu REIT received DBJ Green Building Certification for properties whose interests it partially owns (HANKYU NISHINOMIYA GARDENS and HEP Five) from Development Bank of Japan Inc. (hereafter “DBJ”) on June 5, 2015.

Furthermore, HANKYU NISHINOMIYA GARDENS received assessment of “five stars”, the highest ranking, for the first time in retail facilities owned by J-REITs.



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 DBJ 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 (hereafter “Green Buildings”).

Please refer to the following for the announcement made by DBJ and details of the Program.

DBJ’s website: [http://www.dbj.jp/en/service/finance/g\\_building/index.html](http://www.dbj.jp/en/service/finance/g_building/index.html)

2. Assessment Rank in DBJ Green Building Certification

Property Name	Location	Assessment Rank
HANKYU NISHINOMIYA GARDENS (Note 1)	14-2, Takamatsu-cho, Nishinomiya-shi, Hyogo	 [★★★★★/five stars] Properties with the best class environmental & social awareness
HEP Five (Note 2)	5-15, Kakuda-cho, Kita-ku, Osaka	 [★★★★/four stars] Properties with exceptionally high environmental & social awareness

(Note 1) Hankyu REIT owns 28% interest in quasi co-ownership and Hankyu Corporation owns 72% interest in quasi co-ownership.

(Note 2) Hankyu REIT owns 14% interest in quasi co-ownership and Hankyu Realty Co., Ltd. owns 86% interest in quasi co-ownership.

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

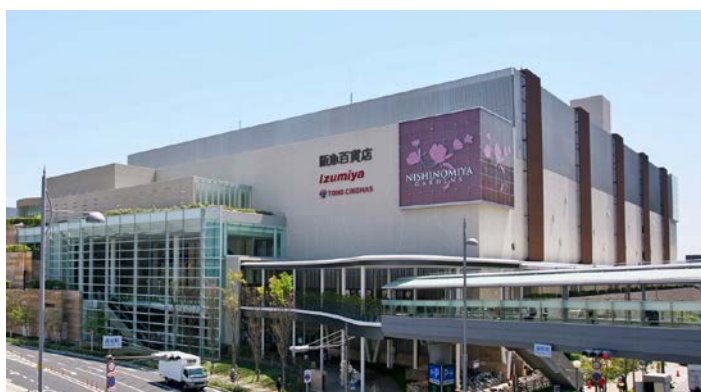
#### (1) HANKYU NISHINOMIYA GARDENS

##### (i) Recognized points

- It implements environmental considerations by not only promoting energy-saving of the entire facility through measures such as adopting LED lighting for common areas, but also making aggressive efforts for energy creation by even utilizing photovoltaic power generation and wind power generation.
- By establishing a rooftop garden called Sky Garden and implementing events such as fruit harvests and concerts, it aims to contribute to the community through creating a recreational area for users while working on large-scale greening that exhibits consideration for the ecosystem in the surrounding areas.
- It implements consideration for culture and history such as the Hankyu Nishinomiya Gallery dispatching information on the Hankyu Nishinomiya Stadium which once had existed on the site and placing monuments of home plate, etc.

##### (ii) Overview of the property

The property, which opened in 2008 as a redevelopment of the former site of Hankyu Nishinomiya Stadium, is one of the largest shopping centers in western Japan. Having Nishinomiya Hankyu (business category: department store), Izumiya Nishinomiya Gardens Store (business category: GMS) and Toho Cinemas Nishinomiya OS (cinema complex) as the anchor stores, the total number of stores is as high as about 260. In addition, there is a rooftop garden named Sky Garden which is available for holding events, etc.



Exterior



Interior



Sky Garden



Hankyu Nishinomiya Gallery



Sky Garden (an event being held)

Lot area: 79,003.72m<sup>2</sup>

Month/Year built: October 2008

Total floor area: 233,472.92m<sup>2</sup>

Floors: 9 floors and 6 floors above ground

## (2) HEP Five

### (i) Recognized points

- It implements environmental considerations by making efforts for energy creation utilizing photovoltaic power generation in addition to promoting energy-saving of the entire facility through measures such as adopting LED lighting for common areas.
- It aims to contribute to the community through establishing a multipurpose hall called HEP HALL and promoting utilization for events to support culture, etc. in addition to implementing eco events such as Uchimizu (sprinkling of water on concrete or asphalt) events and campaigns to turn off lights.
- It even focuses on dealing with inbound tourists such as preparing facility brochures written in foreign languages and conducting foreign language training for tenant employees.

### (ii) Overview of the property

Umeda area where the property is located is the largest rail terminal in western Japan, serving the Hankyu, Hanshin, JR, and Osaka City Subway lines. The area boasts Japan's largest accumulation of large retail facilities and department stores. The property has a red rooftop Ferris wheel that is 75m in diameter (the highest point of the Ferris wheel is 106m above the ground, including the height of the building) and has become a landmark in the Umeda area. Inside the building is artwork, namely two huge red whales that have become a place to meet up for young people. It houses mostly fashion retail shops that cater to young consumers, and is enhancing its entertainment capability with restaurants, an event hall and amusement facilities (such as Joypolis and the Ferris wheel).



Exterior



Interior



Lot area: 5,596.11m<sup>2</sup>

Total floor area: 45,266.96m<sup>2</sup>

Month/Year built: November 1998

Floors: 10 floors above ground and 3 floors below

## 4. Hankyu REIT's Future Initiatives

Hankyu REIT will continuously take environmental and energy-saving measures and make efforts to improve the energy usage efficiency of properties it owns. In addition, Hankyu REIT 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.

- The Japanese original document was distributed to press clubs within the Tokyo Stock Exchange (Kabuto Club), Osaka Securities Exchange, and Ministry of Land, Infrastructure, Transport and Tourism, and to the press club of the construction trade newspaper of the Ministry of Land, Infrastructure, Transport and Tourism.
- Hankyu REIT website: <http://www.hankyu-reit.jp/eng/>