

Hankyu REIT, Incorporated Financial Results for the 22nd Fiscal Period From December 1, 2015 to May 31, 2016

Hankyu REIT Inc. is listed on the Tokyo Stock Exchange (J-REIT) with the securities code number 8977. (Website: <http://www.hankyu-reit.jp/eng/>)

Executive Director: Yoshiaki Shiraki

Inquiries: Hankyu REIT Asset Management, Inc.
Hiroshi Yoshida, General Manager, IR and Public Relations Department
Email: hankyureit-ir@hankyu-rt.jp

Scheduled Filing Date of Securities Report: August 25, 2016
Scheduled Commencement Date of Cash Distribution Payment: August 15, 2016
Supplement Material to Financial and Business Results: Yes
Financial and Business Results Briefing: Yes (for institutional investors and analysts)

1. Business Results for the Fiscal Period from December 1, 2015 to May 31, 2016

(1) Operating Results

(millions of yen, rounded down; except as noted)

	Operating revenues		Operating income		Ordinary income	
		Change (%)		Change (%)		Change (%)
For the period ended						
May 31, 2016	5,527	13.4	2,053	4.7	1,659	5.9
November 30, 2015	4,875	0.7	1,961	1.2	1,566	2.0

	Net income		Net income per unit	Net income/Equity	Ordinary income/Total assets	Ordinary income/Operating revenues
		Change (%)	(yen)	(%)	(%)	(%)
For the period ended						
May 31, 2016	1,657	5.9	2,774	2.3	1.2	30.0
November 30, 2015	1,565	2.0	2,619	2.1	1.1	32.1

(Percent figures show changes from previous period)

(2) Distributions

(millions of yen, rounded down; except as noted)

	Distribution per unit (yen)	Total distributions	Distribution in excess of earnings per unit (yen)	Total distributions in excess of earnings	Payout ratio (%)	Distributions/Net assets (%)
For the period ended						
May 31, 2016	2,775	1,658	0	–	100.0	2.3
November 30, 2015	2,620	1,565	0	–	100.0	2.1

Note:

“Distribution per unit” and “Total distributions” do not include distribution in excess of earnings per unit.

(3) Financial Position

(millions of yen, rounded down; except as noted)

	Total assets	Net assets	Net assets/ Total assets (%)	Net assets per unit (yen)
As of				
May 31, 2016	143,964	73,317	50.9	122,706
November 30, 2015	144,092	73,224	50.8	122,552

(4) Cash Flows

(millions of yen, rounded down; except as noted)

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
For the period ended				
May 31, 2016	7,958	(564)	(1,564)	17,947
November 30, 2015	2,787	(332)	(1,534)	12,117

2. Forecasts for the Fiscal Period from June 1, 2016 to November 30, 2016

(millions of yen, rounded down; except as noted)

	Operating revenues	Operating income	Ordinary income	Net income	Distribution per unit	Distributions in excess of earnings per unit
	Change %	Change %	Change %	Change %	(yen)	(yen)
For the period ending November 30, 2016	4,715 (14.7)	1,954 (4.8)	1,567 (5.6)	1,565 (5.6)	2,620	0

(Percent figures show changes from previous period)

Notes:

1. “Distribution per unit” does not include distribution in excess of earnings per unit.
2. Projected net income per unit for the fiscal period ending November 30, 2016 is 2,619 yen.

3. Others

1. Changes in accounting policies, changes in accounting estimates, and retrospective restatement

(1) Changes in accounting policies due to revisions in accounting standards: None

(2) Changes in accounting policies other than in the above item (1): None

(3) Changes in accounting estimates: None

(4) Retrospective restatement: None

2. Number of investment units issued and outstanding

(1) The number of investment units issued and outstanding (including treasury investment units) as of the period-end:

As of May 31, 2016:	597,500 units
---------------------	---------------

As of November 30, 2015:	597,500 units
--------------------------	---------------

(2) The number of treasury investment units as of the period-end:

As of May 31, 2016:	- units
---------------------	---------

As of November 30, 2015:	- units
--------------------------	---------

Disclaimer:

** As of the publication of this Financial Report, no auditing procedure under the Financial Instruments and Exchange Law has been completed for the financial statements.*

** The forecasts for the fiscal period from June 1, 2016 to November 30, 2016 are based on certain assumptions currently available to Hankyu REIT Inc. Actual operating revenues, operating income, ordinary income, net income, and distribution per unit may differ substantially due to changes in conditions and the forecasts do not guarantee any cash distribution amounts.*