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For Immediate Release

REIT Issuer

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

Asset Management Company

Hankyu REIT Asset Management, Inc.
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Notice Concerning Changes in Major Shareholder, Parent Company and Specified Related Entity
at Asset Management Company

Hankyu REIT, Inc. (hereafter "Hankyu REIT") hereby notifies changes in major shareholder, parent company and specified related entity at Hankyu REIT Asset Management, Inc., the asset management company that Hankyu REIT has selected to manage its assets (hereafter the "Asset Management Company"), effective April 1, 2018. The details are as follows.

1. Background of the Changes

As part of the reorganization (hereafter the "Reorganization") of real estate business at the Hankyu Hanshin Holdings Group (a business group with Hankyu Hanshin Holdings, Inc. as the holding company), the sponsor group of Hankyu REIT, Hankyu Realty Co., Ltd. (Note) will become the new major shareholder, parent company and specified related entity of the Asset Management Company after the real estate business is transferred from Hankyu Corporation, the current parent company of the Asset Management Company, on April 1, 2018 (planned) through an absorption-type split and the entire shares (6,000 shares; 100% of shares issued and outstanding) of the Asset Management Company held by Hankyu Corporation are succeeded by Hankyu Realty Co., Ltd. in line with the transfer. Since Hankyu Realty Co., Ltd. will become a wholly-owned subsidiary of Hankyu Hanshin Holdings, Inc. after the Reorganization, Hankyu Hanshin Holdings, Inc. will remain as the parent company (specified related entity) of the Asset Management Company. Furthermore, Hankyu Corporation will also continue to fall under specified related entity as it will continue to have a business relationship with Hankyu REIT as lessee of some of the assets under management, etc.

(Note) The company name is scheduled to change to "Hankyu Hanshin Properties Corp." on April 1, 2018.

2. Profile of Major Shareholder, Parent Company and Specified Related Entity after the Changes

Name	Hankyu Realty Co., Ltd. (Note 1)	
Location	Higashi Hankyu Building, 1-1 Kakuda-cho, Kita-ku, Osaka-shi	
Title and name of representative	Ryuichi Morotomi, President and CEO	
Main business activities	Sales in lot of land, housing, condominiums and apartments, land utilization, real estate brokerage and arrangements, extension/reconstruction and renovation, leasing management for land and buildings	
Capital	12,426 million yen (as of March 31, 2017)	
Date of establishment	February 17, 1947	
Net assets and total assets in the immediate preceding fiscal year	Net assets: 119,128 million yen Total assets: 292,927 million yen (as of March 31, 2017)	
Major shareholder and shareholding ratio	Hankyu Corporation 100.0% (Note 2)	
Relationships between Hankyu REIT or the Asset Management Company	Capital relationships	Hankyu Realty Co., Ltd. falls under interested parties, etc., as defined in the Act on Investment Trusts and Investment Corporations (hereafter "the Investment Trusts Act") since Hankyu Corporation, which is the shareholder (shareholding ratio: 100%) of the Asset Management Company and falls under interested parties, etc., as defined in the Investment Trusts Act, is the shareholder (shareholding ratio: 100%) of the Hankyu Realty Co., Ltd.
	Personnel relationships	There are no personnel relationships to be stated between Hankyu REIT or the Asset Management Company and Hankyu Realty Co., Ltd. (as of the date of this press release)
	Business relationships	Business relationships with Hankyu REIT Property/Facility management fees: 1,016 thousand yen Rent paid: 556 thousand yen (24th fiscal period (December 1, 2016 to May 31, 2017)) Business relationships with Asset Management Company Rent paid: 36,609 thousand yen (previous fiscal period (April 1, 2016 to March 31, 2017)) Other than above, an information sharing-related agreement has been entered into with the Asset Management Company.

(Note 1) The company name is scheduled to change to "Hankyu Hanshin Properties Corp." on April 1, 2018.

(Note 2) This is scheduled to change to "Hankyu Hanshin Holdings, Inc. (shareholding ratio: 100%)" on April 1, 2018.

3. Profile of the Company to No Longer Fall under Either Major Shareholder or Parent Company

Name	Hankyu Corporation	
Location	1-1 Sakae-machi, Ikeda-shi, Osaka	
Title and name of representative	Takehiro Sugiyama, President and Representative Director	
Main business activities	Urban transportation business, real estate business, and entertainment and communication business	
Capital	100 million yen (as of March 31, 2017)	
Date of establishment	October 19, 1907	
Net assets and total assets in the immediate preceding fiscal year	Net assets: 208,656 million yen Total assets: 1,059,628 million yen (as of March 31, 2107)	
Major shareholder and shareholding ratio	Hankyu Hanshin Holdings, Inc. 100.0%	
Relationships between Hankyu REIT or the Asset Management Company	Capital relationships	Hankyu Corporation is a unitholder (unitholding ratio: 3.51%) of Hankyu REIT. Hankyu Corporation is a shareholder (shareholding ratio: 100%) of the Asset Management Company and falls under interested parties, etc., as defined in the Investment Trusts Act.
	Personnel relationships	19 directors/employees have been seconded to the Asset Management Company, of which the president & representative director of the Asset Management Company concurrently holds the position of executive director of Hankyu REIT. 4 directors/employees concurrently hold positions at the Asset Management Company. (as of the date of this press release)
	Business relationships	Business relationships with Hankyu REIT Rent paid: 13,939 thousand yen (24th fiscal period (December 1, 2016 to May 31, 2017)) Business relationships with Asset Management Company An information sharing-related agreement has been entered into with the Asset Management Company.

4. Number of Shares (voting rights) Held by the Parent Company of the Asset Management Company and the Ratio to Total Number of Voting Rights

(1) Hankyu Realty Co., Ltd. (Note 1)

	Number of voting rights (shares held)	Ratio to total number of voting rights (Note 2)	Major shareholder ranking
Before the changes (as of November 2, 2017)	0 (0 units)	0%	Not applicable
After the changes	6,000 (6,000 units)	100.0%	1st

(2) Hankyu Corporation

	Number of voting rights (shares held)	Ratio to total number of voting rights (Note 2)	Major shareholder ranking
Before the changes (as of November 2, 2017)	6,000 (6,000 units)	100.0%	1st
After the changes	0 (0 units)	0%	Not applicable

(Note 1) The company name is scheduled to change to “Hankyu Hanshin Properties Corp.” on April 1, 2018.

(Note 2) Number of shares subtracted from the total number of shares issued and outstanding as shares without voting rights: 0 units

Total number of shares issued and outstanding as of November 2, 2017: 6,000 units

5. Future Outlook

(1) Change in Hankyu REIT’s Asset Management Agreement

No change is planned as of the date of this press release.

(2) Change in Structure of the Asset Management Company

No change is planned as of the date of this press release.

(3) Change in Investment Management Decision-Making Structure

No change is planned as of the date of this press release.

(4) Change in Rules on Compliance and Interested Parties, etc.

No change is planned as of the date of this press release.

(5) Change in Investment Policy

No change is planned as of the date of this press release.

(6) Change in Agreements with Sponsors, etc.

No change is planned as of the date of this press release.

(7) Continuation of Hankyu REIT’s Listing

Hankyu REIT plans to remain listed.

(8) Future Policy, etc.

The Reorganization will further advance and accelerate measures for the growth of the real estate business of the Hankyu Hanshin Holdings Group, while consolidating the resources and know-how thereof and establishing a structure that maximizes its comprehensive capabilities. Hankyu REIT, in the meantime, will also strive for its own continuous growth and the enhancement of portfolio quality by further strengthening cooperation with the sponsor group in order to achieve the medium-term goal of 200 billion yen in asset size within FY2020.

Since the impact on the forecasts of financial results for the fiscal period ending November 2017 (June 1, 2017 to November 30, 2017) and the fiscal period ending May 2018 (December 1, 2017 to May 31, 2018) in “Hankyu REIT, Incorporated Financial Results for the 24th Fiscal Period From December 1, 2016 to May 31, 2017” announced on July 14, 2017 is minimal, there will be no revision to the forecasts.

Furthermore, Hankyu REIT will conduct necessary procedures, including notification etc., as prescribed by the Financial Instruments and Exchange Act, Building Lots and Buildings Transaction Act and other applicable laws and regulations.

- The Japanese original document was distributed to press clubs within the Tokyo Stock Exchange (Kabuto Club), Osaka Securities Exchange, and the 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/>