

Hankyu REIT, Incorporated Financial Results for the 26th Fiscal Period From December 1, 2017 to May 31, 2018

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/>).

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Scheduled Filing Date of Securities Report: August 24, 2018
Scheduled Commencement Date of Cash Distribution Payment: August 15, 2018
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, 2017 to May 31, 2018

(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, 2018	5,203	6.1	2,284	6.3	1,886	5.2
November 30, 2017	4,902	3.4	2,150	8.6	1,793	10.4

	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, 2018	1,884	9.7	3,032	2.5	1.2	36.3
November 30, 2017	1,718	5.9	2,876	2.3	1.2	36.6

(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, 2018	2,952	1,884	0	–	100.0	2.4
November 30, 2017	2,877	1,719	0	–	100.0	2.3

Note:

1. "Distribution per unit" and "Total distributions" do not include distribution in excess of earnings per unit.
2. As Hankyu REIT Inc. issued additional investment units in the six months ended May 31, 2018, the payout ratio for the period was calculated by using the following formula:

$$\text{Payout ratio} = \text{Total distributions} / \text{Net income} \times 100$$

(3) Financial Position

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

	Total assets	Net assets	Net assets/ Total assets (%)	Net assets per unit (yen)
For the period ended				
May 31, 2018	155,592	78,621	50.5	123,135
November 30, 2017	147,953	73,378	49.6	122,809

(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, 2018	2,392	(13,082)	5,337	9,237
November 30, 2017	2,817	(439)	(1,622)	14,590

2. Forecasts for the Fiscal Period from June 1, 2018 to November 30, 2018 and from December 1, 2018 to May 31, 2019

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

	Operating revenues		Operating income		Ordinary income		Net income		Distribution per unit (yen)	Distributions in excess of earnings per unit (yen)
	Change (%)	Change (%)	Change (%)	Change (%)	Change (%)	Change (%)	Change (%)			
For the period ending November 30, 2018	5,503	5.8	2,269	(0.7)	1,917	1.7	1,915	1.6	3,000	0
For the period ending May 31, 2019	5,479	(0.4)	2,305	1.6	1,949	1.7	1,948	1.7	3,050	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, 2018 and May 31, 2019 are 3,000 yen and 3,050 yen.

English Translation Originally Issued in the Japanese Language.
respectively.

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, 2018:	638,500 units
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As of November 30, 2017:	597,500 units
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- (2) The number of treasury investment units as of the period-end:

As of May 31, 2018:	– units
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As of November 30, 2017:	– units
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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, 2018 to November 30, 2018 and from December 1, 2018 to May 31, 2019 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.*