

Hankyu REIT, Incorporated Financial Results for the 23rd Fiscal Period From June 1, 2016 to November 30, 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/>)

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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 June 1, 2016 to November 30, 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						
November 30, 2016	4,721	(14.6)	1,976	(3.7)	1,570	(5.3)
May 31, 2016	5,527	13.4	2,053	4.7	1,659	5.9

	Net income		Net income per unit	Net income/ Equity	Ordinary income/ Total assets	Ordinary income/ Operating revenues
		Change (%)	(yen)	(%)	(%)	(%)
For the period ended						
November 30, 2016	1,569	(5.4)	2,626	2.1	1.1	33.3
May 31, 2016	1,657	5.9	2,774	2.3	1.2	30.0

(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						
November 30, 2016	2,626	1,569	0	–	100.0	2.1
May 31, 2016	2,775	1,658	0	–	100.0	2.3

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				
November 30, 2016	147,958	73,228	49.5	122,558
May 31, 2016	143,964	73,317	50.9	122,706

(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				
November 30, 2016	2,279	(9,216)	2,318	13,327
May 31, 2016	7,958	(564)	(1,564)	17,947

2. Forecasts for the Fiscal Period from December 1, 2016 to May 31, 2017 and from June 1, 2017 to November 30, 2017

(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 %	Change %	Change %	Change %	(yen)	(yen)	
For the period ending May 31, 2017	4,731	0.2	1,945	(1.6)	1,573	0.2	1,571	0.1	2,630	0
For the period ending November 30, 2017	4,849	2.5	2,075	6.7	1,674	6.5	1,673	6.5	2,800	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 May 31, 2017 and November 30, 2017 are 2,630 yen and 2,800 yen, 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 November 30, 2016:	597,500 units
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As of May 31, 2016:	597,500 units
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(2) The number of treasury investment units as of the period-end:

As of November 30, 2016:	- units
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As of May 31, 2016:	- 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 December 1, 2016 to May 31, 2017 and from June 1, 2017 to November 30, 2017 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.