



For Immediate Release

<For translation purposes only>

August 27, 2010

REIT Issuer

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

Asset Management Company

**Hankyu REIT Asset Management, Inc.**  
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Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the interest rate applicable to the debt financing announced in "Notice Concerning Debt Financing" on August 26, 2010, has been decided as described below.

Interest rate for the loan amount scheduled on August 31, 2010

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Repayment term
Short-term borrowing	Mitsubishi UFJ Trust and Banking Corporation	2,000	1.02154% Variable interest	August 31, 2011

(Note) The term applicable for variable interest is from August 31, 2010, to November 29, 2010. Hankyu REIT will make an announcement concerning the interest rate after November 30, 2010, when it has been decided.

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