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For Immediate Release

REIT Issuer

Hankyu REIT, Inc. (Securities Code: 8977)
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Shuichiro Takahashi, Executive Director

Asset Management Company

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Notice Concerning Debt Financing

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces today its decision for debt financing as described below.

1. Reason for the Debt Financing

These funds will be allocated towards the repayment of 4,500 million yen in borrowings, which become due on October 29, 2010.

2. Details of the Debt Financing (Anticipated)

| Category | Lender | Amount of debt financing (millions of yen) | Interest rate (Note) | Execution date of loan | Lending method, repayment method | Repayment term | | |
|----------------------|--|--|-------------------------------------|------------------------|--|------------------|--|------------------|
| Short-term borrowing | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 1,500 | Not determined Variable interest | October 29, 2010 | Unsecured/ non-guaranteed Bullet repayment | October 31, 2011 | | |
| Long-term debt | Mitsubishi UFJ Trust and Banking Corporation | 1,000 | Not determined Fixed interest | | | October 29, 2010 | Unsecured/ non-guaranteed Bullet repayment | October 31, 2013 |
| | The Senshu Ikeda Bank, Ltd. | 1,000 | | | | | | |
| | The Sumitomo Trust and Banking Co., Ltd. | 1,000 | | | | | | |
| Total | | 4,500 | | | | | | |

(Note) The interest rates are scheduled to be determined on October 27, 2010. They will be announced once they are determined.

3. Use of Funds

Capital for repayment of borrowings below

| Category | Lender | Amount of debt financing (millions of yen) | Execution date of loan | Lending method, repayment method | Repayment term |
|----------------|--|---|------------------------|--|------------------|
| Long-term debt | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 1,500 | October 31, 2008 | Unsecured/ non-guaranteed Bullet repayment | October 29, 2010 |
| | Mitsubishi UFJ Trust and Banking Corporation | 1,000 | October 31, 2005 | | |
| | The Senshu Ikeda Bank, Ltd. | 1,000 | | | |
| | The Sumitomo Trust and Banking Co., Ltd. | 1,000 | November 14, 2005 | | |
| Total | | 4,500 | | | |

4. Balance of Interest-bearing Debt After This Debt Financing

| | Before execution of this loan (millions of yen) | After execution of this loan (millions of yen) (Note 2) | Variation (millions of yen) |
|-----------------------------|--|---|--------------------------------|
| Short-term borrowing | 3,400 | 4,900 | +1,500 |
| Long-term debt (Note 1) | 55,100 | 52,600 | -2,500 |
| Total interest-bearing debt | 58,500 | 57,500 | -1,000 |

(Note 1) Long-term debts are loans with a repayment term (from loan execution date until the due date) that exceeds one year.

(Note 2) Repayment of the 1,000 million yen long-term debt from Sumitomo Mitsui Banking Corporation, which becomes due on October 29, 2010, shall be repaid from corporate funds.

5. Other matters pertinent to the appropriate understanding and judgments of investors concerning the above information

The risks associated with this debt financing, such as risks of repayment, have not changed in any material way from the "Investment Risks" stated in the most recent Securities Report (submitted on August 27, 2010).

- 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/>