



For Immediate Release

<For translation purposes only>

November 26, 2010

REIT Issuer

**Hankyu REIT, Inc.** (Securities Code: 8977)  
19-19 Chaya-machi, Kita-ku, Osaka  
Shuichiro Takahashi, 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 to be adopted for short-term borrowing (variable-rate) financed on August 31, 2010 applicable to the period stated below has been decided as described below.

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	The period applicable for interest rate	Repayment term
Short-term borrowing	Mitsubishi UFJ Trust and Banking Corporation	2,000	0.99000% Variable interest	November 30, 2010, to February 27, 2011	August 31, 2011

(Note) Hankyu REIT will make an announcement concerning the interest rate after February 28, 2011, 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/>