



For Immediate Release

<For translation purposes only>

July 19, 2011

REIT Issuer

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

Asset Management Company

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Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the interest rates applicable to the debt financing announced in "Notice Concerning Debt Financing" on July 14, 2011, have been decided as described below.

Interest rates for the loan amounts scheduled on July 21, 2011

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Repayment term
Long-term debt	Sumitomo Mitsui Banking Corporation	3,500	1.44712% Fixed interest	July 21, 2014
	Mitsubishi UFJ Trust and Banking Corporation	2,000	1.44712% Fixed interest	
Total		5,500		

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