



For Immediate Release



<For translation purposes only>

September 28, 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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 Shuichiro Takahashi, President & Representative
 Director
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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 September 21, 2011, have been decided as described below.

Interest rates for the loan amounts scheduled on September 30, 2011

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Repayment term
Long-term debt	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,400	1.36962% Fixed interest	September 30, 2014
	The Chuo Mitsui Trust and Banking Company, Limited	500	1.36962% Fixed interest	
	Mizuho Corporate Bank, Ltd.	1,500	1.36962% Fixed interest	
	Sumitomo Mitsui Banking Corporation	1,200	1.36962% Fixed interest	
	Mitsubishi UFJ Trust and Banking Corporation	1,200	1.36962% Fixed interest	
	The Senshu Ikeda Bank, Ltd.	1,200	1.36962% Fixed interest	
Total		7,000		

- 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/eng/>