



For Immediate Release



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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

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

1. Reason for Debt Financing

These funds will be allocated towards the repayment of 3,000 million yen in borrowing, which becomes due on January 23, 2012.

2. Details of 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.	1,000	Reference interest rate (JBA 3-month Japanese Yen TIBOR) + 0.65%  Variable interest	January 23, 2012	Unsecured/ non-guaranteed  Bullet repayment	January 23, 2013
Long-term debt		2,000	Reference interest rate (JBA 3-month Japanese Yen TIBOR) + 0.75%  Variable interest			January 23, 2015
Total		3,000				

(Notes) • Interest payment dates of short-term borrowing are April 23, 2012, July 23, 2012, October 23, 2012, and January 23, 2013.  
• Interest payment dates of long-term debt are January 23, April 23, July 23 and October 23 of every year with the first payment date being April 23, 2012.

- The reference interest rate that will be adopted for the interest paid on the interest payment date shall be the JBA 3-month Japanese Yen TIBOR of the day two business days before the interest payment date directly preceding the relevant interest payment date (or the execution date of loan if it is the first interest payment date). (Effective December 21, 2011, the JBA 3-month Japanese Yen TIBOR is 0.33643%.)
- The JBA 3-month Japanese Yen TIBOR can be referenced at the Japanese Bankers Association's website: <http://www.zenginkyo.or.jp/en/tibor/>
- In the future, Hankyu REIT will not provide notification regarding the determination of interest rates related to the aforesaid borrowing. To check for changes to the applicable reference interest rate, please go to the Japanese Bankers Association's website.

### 3. Use of Funds

Capital for repayment of borrowing 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.	3,000	January 21, 2009	Unsecured/ non-guaranteed  Bullet repayment	January 23, 2012

### 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)	Change (millions of yen)
Short-term borrowing	3,500	4,500	+1,000
Long-term debt (Note)	47,400	46,400	-1,000
<b>Total debt financing</b>	<b>50,900</b>	<b>50,900</b>	<b>±0</b>
Investment corporation bonds	6,000	6,000	±0
<b>Total interest-bearing debt</b>	<b>56,900</b>	<b>56,900</b>	<b>±0</b>

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

### 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 26, 2011).

- 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/>