



For Immediate Release

<For translation purposes only>

September 26, 2012

REIT Issuer  
**Hankyu REIT, Inc.** (Securities Code: 8977)  
19-19 Chaya-machi, Kita-ku, Osaka  
Yoshiaki Shiraki, Executive Director

Asset Management Company  
**Hankyu REIT Asset Management, Inc.**  
Yoshiaki Shiraki, President & Representative Director  
Contact:  
Yoshihiro Nakano  
General Manager, Corporate Planning Dept.  
Email: hankyureit-ir@hankyu-rt.jp

### Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the applicable interest rates of the debt financing announced in "Notice Concerning Debt Financing" on September 25, 2012, have been decided as below.

Interest rates for the loan amounts scheduled on September 28, 2012

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Repayment term
Long-term debt	Sumitomo Mitsui Trust Bank, Limited	1,200	1.12958% Fixed interest	September 30, 2015
	Development Bank of Japan Inc.	3,000	1.33319% Fixed interest	September 29, 2017
Total		4,200		

- The Japanese original document was distributed to Kabuto Club (the press club in Tokyo Stock Exchange), 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/>