



For Immediate Release

<Provisional translation>
May 12, 2014

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

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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. Details of Debt Financing (Scheduled)

Category	Lender	Amount of debt financing (millions of yen) (Note 2)	Interest rate (Note 3)	Drawdown date	Lending and repayment methods	Maturity date
Short-term borrowing	Sumitomo Mitsui Banking Corporation	2,000	Base interest rate (JBA 3-month Japanese Yen TIBOR) + 0.35%	June 23, 2014	Unsecured/ non-guaranteed Lump-sum repayment	June 23, 2015
	Mizuho Trust & Banking Co., Ltd.	1,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500				
	Mizuho Bank, Ltd.	500	Variable interest rate			
	Mitsubishi UFJ Trust and Banking Corporation	500				
	Sumitomo Mitsui Trust Bank, Limited	300				
	The Senshu Ikeda Bank, Ltd.,	200				
Total		5,000				

Note 1: This information is based on the notice on results of studies (hereinafter referred to as the “Financial Letter of Intent”) issued by financial institutions regarding the debt financing and does not guarantee actual conduct of financing.

Note 2: Amount of debt financing indicates the maximum amount stated in the Financial Letter of Intent. The actual amount of debt financing may decrease in accordance with the total amount of the purchase price in primary offering and in Third-Party allotment and such described in “Notice Concerning the Issuance of New Investment Units and Secondary Offering of Investment Units” announced today.

Disclaimer: This document is a press release to make a public announcement of debt financing of Hankyu REIT, and has not been prepared as a solicitation for investment. Hankyu REIT cautions investors to ensure that they refer to the prospectus for notification of the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by Hankyu REIT, if any, before undertaking investments and investments be made at their own discretion and responsibility.

- Note 3:
- Base interest rate applied on the interest to be paid on interest payment date will be JBA 3-month Japanese Yen TIBOR as of two days prior to the most recent interest payment date (in case of first payment, this will be the drawdown date) of each interest payment date. (The JBA 3-month Japanese Yen TIBOR as of May 9, 2014 is 0.21%.)
 - The JBA 3-month Japanese Yen TIBOR can be referenced on the website of the JBA TIBOR Administration: <http://www.jbatibor.or.jp/english/rate/>
 - In the future, Hankyu REIT will not provide notification regarding the determination of interest rates related to the aforementioned borrowing. As for changes to the applicable base interest rate, please refer to the website of JBA.

2. Reason for Debt Financing

These funds will be allocated to acquisition funds of new specified asset ((tentative name) MANDAI Gojo Nishikoji Store (site)) described in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests” announced today. The remaining amount is planned be held as cash on hand and allocated to future acquisition funds of specified assets and such.

3. Total Amount to be Procured, Use of Funds and Schedule Expenditure Date

(1) Amount to be procured

5,000 million yen (planned)

(2) Specific use of the funds procured

To be allocated to acquisition funds of the specific asset

(3) Expenditure Date

June 2014 (planned)

4. Balance of Interest-bearing Liabilities After Execution of Debt Financing

	Before execution of the debt financing (millions of yen)	After execution of the debt financing (millions of yen)	Change (millions of yen)
Short-term borrowings	0	5,000	+5,000
Long-term borrowings (Note)	50,900	50,900	±0
Total debt financing	50,900	55,900	+5,000
Investment corporation bonds	6,000	6,000	±0
Total interest-bearing liabilities	56,900	61,900	+5,000

(Note) Long-term borrowings are loans with a repayment term (from the drawdown date until the maturity date) exceeding one year.

5. Other

The risks associated with this debt financing, such as risks of repayment, have not changed in any material way from the “risks associated with the fund procurement through additional issuance of new investment units, debt financing and issuance of investment corporation bonds” in the “Investment Risks” stated in the Securities Report for the 17th fiscal period (submitted on February 25, 2014).

- The Japanese original document was distributed to press clubs within the Tokyo Stock Exchange (Kabuto Club), Osaka Securities Exchange, and 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/>

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