



<For translation purposes only>

June 13, 2007

For Immediate Release

REIT Issuer

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

Asset Management Company

Hankyu REIT Asset Management, Inc.
Mineo Yamakawa, President & Representative Director
Contact:
Hideo Natsuaki,
General Manager, Investor Relations Dept.
Email: ir@hankyu-rt.jp

Notice Concerning the Decision on Pricing and Related Matters for the Issuance and Offering
of New Investment Units

Hankyu REIT, Inc. (hereafter "Hankyu REIT") hereby notifies that the issuance and offering for sale of investment units was decided by resolution of the board of directors of Hankyu REIT at its meeting held May 30, 2007. Hankyu REIT at the board or directors' meeting held today decided the price and related matters for this issue and sale of investment units and announces these details below.

1. Issuance of New Investment Units and Public Offering

| | | |
|---|----------|--|
| (1) Number of units | | 16,000 units |
| (2) Issue price | per unit | 1,338,600 yen |
| (3) Total value of offering | | 21,417,600,000 yen |
| (4) Amount to be paid | per unit | 1,290,300 yen |
| (5) Total amount to be paid (issue value) | | 20,644,800,000 yen |
| (6) Offering period | | June 14, 2007 (Thr.) to June 18, 2007 (Mon.) |
| (7) Payment date | | June 21, 2007 (Thr.) |

Note: The underwriter purchases the unit for the amount due stated above and conducts the public offering at the stated issue price.

2. Over-Allotment Unit Sales

| | | |
|------------------------------|----------|--|
| (1) Number of units for sale | | 1,000 units |
| (2) Unit sale price | per unit | 1,338,600 yen |
| (3) Offering period | | June 14, 2007 (Thr.) to June 18, 2007 (Mon.) |
| (4) Delivery date | | June 22, 2007 (Fri.) |

This press release is not an offer of securities for sale in the United States or elsewhere. This press release provides information concerning the decision by Hankyu REIT for its issue and sale of new investment units to the public in Japan, and is not intended to, nor constitutes a part of, and should not be construed as an offer to sell or a solicitation of an offer to buy any units of Hankyu REIT. Investments are made at the discretion and responsibility of the investor. Please be certain to review Hankyu REIT's investment prospectus (and any relevant revised items) before undertaking any investment.

3. Issuance of New Investment Units by Private Placement

| | | | |
|-----|--|-----------------------------|----------------------|
| (1) | Number of units | | 1,000 units |
| (2) | Amount to be paid | per unit | 1,290,300 yen |
| (3) | Total amount to be paid (issue value) | | 1,290,300,000 yen |
| (4) | Offering period (offer date) | | July 19, 2007 (Thr.) |
| (5) | Payment date | | July 20, 2007 (Fri.) |
| (6) | Subscriber and number of allocated units | Nomura Securities Co., Ltd. | 1,000 units |

Note: The number of investment units that Nomura Securities Co., Ltd. plans to obtain by the private placement is the difference derived by deducting the number of units that were obtained by stabilizing transactions or the syndicate cover transactions for the purpose of returning borrowed investment units from the number of units of the over-allotment. For this reason, Nomura Securities Co., Ltd. may not apply for all, or part of the number of units issued by the private placement and the result of this forfeit of rights would either be a reduction of the final number of issued units by the private placement or the issuance itself would be cancelled.

Reference

1. Calculation of Issue Price and Sale Price

| | | | |
|-----|----------------------------|----------------------|---------------|
| (1) | Calculation date and price | June 13, 2007 (Wed.) | 1,380,000 yen |
| (2) | Discount rate | 3.00% | |

2. Syndicate Cover Transaction Period: June 19, 2007 (Tue.) to July 12, 2007 (Thr.)

3. Use of Raised Capital

The total proceeds from the public offering (20,644,800,000 yen), together with the proceeds from the issuance of new investment units by private placement (maximum 1,290,300,000 yen) will be used to repay short-term borrowings, including a short-term borrowing of 20,000,000,000 yen borrowed on March 14, 2007, to acquire the NU chayamachi.

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

This press release is not an offer of securities for sale in the United States or elsewhere. This press release provides information concerning the decision by Hankyu REIT for its issue and sale of new investment units to the public in Japan, and is not intended to, nor constitutes a part of, and should not be construed as an offer to sell or a solicitation of an offer to buy any units of Hankyu REIT. Investments are made at the discretion and responsibility of the investor. Please be certain to review Hankyu REIT's investment prospectus (and any relevant revised items) before undertaking any investment.