



For Immediate Release

<For translation purposes only>

October 23, 2007

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.
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Notice Concerning Debt Financing

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

1. Reason for the Debt Financing

These funds will be allocated towards repayment of 3 billion yen in short-term borrowings, which become due on October 31, 2007.

2. Details of the Debt Financing

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	Mizuho Corporate Bank, Ltd.	1,500	Not determined. Variable interest.	October 31, 2007	Unsecured/ non-guaranteed Bullet repayment	October 31, 2008
	Sumitomo Mitsui Banking Corporation	1,000	Not determined. Variable interest.			
	The Chuo Mitsui Trust and Banking Company, Limited	500	Not determined. Variable interest.			
Total		3,000				

(Note) The interest rates are scheduled to be determined on October 29, 2007. They will be announced once they are determined.

3. Use of Funds

Repayment capital for existing short-term borrowing

- 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/>

(Reference material)

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)	Variation (millions of yen)
Short-term borrowing	5,700	5,700	–
Long-term debt (Note)	13,100	13,100	–
Total interest-bearing debt	18,800	18,800	–

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