



For Immediate Release

<For translation purposes only>

February 26, 2008

REIT Issuer

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

Asset Management Company

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Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the interest rates applicable to the debt financing announced in "Notice Concerning Debt Financing" on February 21, 2008 have been decided as described below.

Interest rates for the loan amounts scheduled on February 28, 2008.

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Repayment term
Short-term borrowing	Mitsubishi UFJ Trust and Banking Corporation	6,300	1.10167% Variable interest	February 27, 2009
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,400	1.10167% Variable interest	February 27, 2009
	The Sumitomo Trust & Banking Co., Ltd.	1,600	1.10167% Variable interest	February 27, 2009
	Sumitomo Mitsui Banking Corporation	1,500	1.10167% Variable interest	February 27, 2009
	The Bank of Ikeda, Ltd.	800	1.10167% Variable interest	February 27, 2009
Long-term debt	Mitsubishi UFJ Trust and Banking Corporation	4,000	1.40094% Fixed interest	February 29, 2012
	Mizuho Corporate Bank, Ltd.	2,400	1.40094% Fixed interest	February 29, 2012
	The Bank of Ikeda, Ltd.	800	1.40094% Fixed interest	February 29, 2012
Total		19,800		

(Note) The term applicable for variable interest is from February 28, 2008, to May 29, 2008. Hankyu REIT will make an announcement concerning the interest rates after May 30, 2008, when they have been decided.

- 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/>