

[Attachment]

Career Summary of Director to Be Newly Elected

Role	Name (Date of Birth)	Career Summary
Director	Masayuki Takao (July 7, 1958)	<p>Apr. 1981 Joined Hankyu Corporation (currently Hankyu Hanshin Holdings, Inc.)</p> <p>Jun. 1994 Named Manager of Sales Promotion Department of Hankyu Corporation</p> <p>Sep. 1995 Named Manager of Retail Business Marketing Department</p> <p>Jun. 2001 Named Manager of Group Asset-Management Office</p> <p>Apr. 2002 Named General Manager of Real Estate Management Department</p> <p>Jul. 2003 Transferred to Hankyu Investment Partners, Inc., named Director</p> <p>Apr. 2004 Named President and Representative Director of Hankyu Investment Partners, Inc.</p> <p>Apr. 2006 Named General Manager of Saito Project Department of Hankyu Corporation</p> <p>Apr. 2006 Named Director (part-time) of Hankyu Investment Partners, Inc.</p> <p>Apr. 2007 Transferred to Hankyu Realty Co., Ltd., named General Manager of Saito Project Department</p> <p>Apr. 2008 Transferred to Hankyu REIT Asset Management, Inc., to be named Director</p>

Career Summary of Auditors to Be Newly Elected

Role	Name (Date of Birth)	Career Summary
Auditor (part-time)	Yasuo Ishii (December 5, 1951)	<p>Apr. 1976 Joined Hankyu Corporation (currently Hankyu Hanshin Holdings, Inc.)</p> <p>Dec. 1980 Transferred to Hokushinkyuko Railway Co., Ltd.</p> <p>Jun. 1989 Named Assistant General Manager of Engineering Department of Hankyu Corporation</p> <p>Jun. 1991 Transferred to Shintetsu Design Co., Ltd. (currently Urban Ace Corporation), named Assistant General Manager of Construction Department</p> <p>Jun. 1992 Named Manager of Railway Planning Office of Hankyu Corporation</p> <p>Jun. 1995 Named Manager of Urban Development General Office</p> <p>Jun. 1996 Named Manager of Management Planning Office</p> <p>Mar. 1998 Named Manager of General Planning Office</p> <p>Jun. 1999 Transferred to Hankyu Engineering Co., Ltd. (currently Urban Ace Corporation), named Director and General Manager of Urban Department</p> <p>Oct. 2000 Named Manager of General Planning Office of Hankyu Corporation</p> <p>Apr. 2001 Named Manager of Group Business Management Planning Office</p> <p>Jun. 2002 Transferred to Hankyu Computer Service Co., Ltd. (currently ITEC HANKYU HANSHIN CO., LTD.), named Representative and Managing Director</p> <p>Apr. 2004 Named General Manager of Compliance Department of Hankyu Corporation</p> <p>Apr. 2008 To be named Manager of Internal Audit Department</p> <p>Apr. 2008 To be named Auditor (part-time) of Hankyu REIT Asset Management, Inc.</p>

Role	Name (Date of Birth)	Career Summary
Auditor (part-time)	Toshinori Shoji (June 13, 1960)	<p>Apr. 1983 Joined Hankyu Corporation (currently Hankyu Hanshin Holdings, Inc.)</p> <p>Jun. 1993 Transferred to Senri Life Science Center</p> <p>Jun. 1995 Transferred to Hankyu Liaison Service Co., Ltd. (currently Hankyu Hanshin Building Management Co., Ltd.), named Assistant General Manager of Planning Office</p> <p>Jun. 1996 Named General Manager of Umeda Operations Department of Hankyu Liaison Service Co., Ltd.</p> <p>Jun. 1997 Named Director and General Manager of Umeda Operations Department</p> <p>Apr. 2001 Named Manager of Retail Business Marketing Department 1 of Hankyu Corporation</p> <p>Apr. 2002 Transferred to DOUBLEDAY HANKYU CO., LTD., named Representative Director</p> <p>Jun. 2004 Named Manager of Retail Business Department of Hankyu Corporation</p> <p>Apr. 2006 Named Manager of Internal Audit Department</p> <p>Nov. 2006 Named Manager of Real Estate Management Department</p> <p>Apr. 2008 To be named General Manager of Real Estate Management Department</p> <p>Apr. 2008 To be named Auditor (part-time) of Hankyu REIT Asset Management, Inc.</p> <p>Apr. 2008 To be named Auditor (part-time) of Hankyu Hanshin Building Management Co., Ltd.</p> <p>Apr. 2008 To be named Director (part-time) of Hankyu Investment Partners, Inc.</p>