



For Immediate Release

<For translation purposes only>

December 19, 2008

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 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 December 18, 2008, have been decided as described below.

Interest rates for the loan amounts scheduled on December 24, 2008

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Repayment term
Long-term debt	Development Bank of Japan Inc.	4,000	2.09431% Fixed interest	December 24, 2013
Total		4,000		

- 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/>