



For Immediate Release

<For translation purposes only>

May 27, 2009

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, Corporate Planning Dept.
Email: ir@hankyu-rt.jp

Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the interest rates applicable to short-term borrowings financed on February 27, 2009, have been decided as described below.

Interest rates for the loan amounts financed on February 27, 2009

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Repayment term
Short-term borrowing	Mitsubishi UFJ Trust and Banking Corporation	3,300	1.28182% Variable interest	February 26, 2010
	The Sumitomo Trust & Banking Co., Ltd.	1,600	1.28182% Variable interest	
	Sumitomo Mitsui Banking Corporation	1,500	1.28182% Variable interest	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1.28182% Variable interest	
	The Bank of Ikeda, Ltd.	800	1.28182% Variable interest	

(Note) The term applicable for variable interest is from May 29, 2009, to August 30, 2009. Hankyu REIT will make an announcement concerning the interest rates after August 31, 2009, 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/>