



For Immediate Release

<For translation purposes only>

July 16, 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.
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Notice Concerning Debt Financing Interest Rate

Hankyu REIT, Inc. (hereafter "Hankyu REIT") announces that the interest rates applicable to short-term borrowings financed on January 21, 2009, have been decided as described below.

Interest rates for the loan amounts financed on January 21, 2009

Category	Lender	Amount of debt financing (millions of yen)	Interest rate (Note)	Repayment term
Short-term borrowing	Mizuho Corporate Bank, Ltd.	1,000	1.21818% Variable interest	January 21, 2010
	Mitsubishi UFJ Trust and Banking Corporation	1,000	1.36818% Variable interest	January 21, 2010

(Note) The term applicable for variable interest is from July 21, 2009, to (but not including) January 21, 2010.

- 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/>