



For Immediate Release

<For translation purposes only>

November 26, 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 to be adopted for short-term borrowings (variable-rate) financed on February 27, 2009 applicable to the period stated below have been decided as described below.

Category	Lender	Amount of debt financing (millions of yen) (Note)	Interest rate	The period applicable for interest rate	Repayment term
Short-term borrowing	Mitsubishi UFJ Trust and Banking Corporation	1,300	1.22364% Variable interest	November 30, 2009, to (but not including) February 26, 2010	February 26, 2010
	The Sumitomo Trust & Banking Co., Ltd.	600	1.22364% Variable interest		

(Note) Hankyu REIT plans to make a partial early repayment of short-term borrowings on November 30, 2009. The amount of debt financing is the amount of debt financing that will remain after this partial early repayment. For details regarding the early repayment, please refer to Notice Concerning Early Repayment of Debt Financing that was released on October 27, 2009.

- 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/>