



For Immediate Release

<For translation purposes only>

January 19, 2010

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 rate applicable to the debt financing announced in "Notice Concerning Debt Financing" on December 22, 2009, has been decided as described below.

Interest rate for the loan amount scheduled on January 21, 2010

Category	Lender	Amount of debt financing (millions of yen)	Interest rate	Repayment term
Long-term debt	Mitsubishi UFJ Trust and Banking Corporation	1,000	1.45655% Fixed interest	January 21, 2013

- 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/>