

July 18, 2008

## Financial Results for the Fiscal Period From December 1, 2007 to May 31, 2008

**Hankyu REIT Inc.** is listed on the Tokyo Stock Exchange (J-REIT) with the securities code number 8977. (Website: <http://www.hankyu-reit.jp/>)

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### 1. Business Results for the Fiscal Period From December 1, 2007 to May 31, 2008

#### (1) Operating Results *(in millions of yen, rounded down; except as noted)*

	Operating revenues		Operating income		Ordinary income	
		Change (%)		Change (%)		Change (%)
For the period ended						
<b>May 31, 2008</b>	<b>4,088</b>	<b>14.1</b>	<b>1,487</b>	<b>14.5</b>	<b>1,281</b>	<b>10.4</b>
November 30, 2007	3,583	11.6	1,298	8.7	1,160	11.7

  

	Net income		Net income per unit	Net income/Equity	Ordinary income/Total assets	Ordinary income/Operating revenues
		Change (%)	(yen)	(%)	(%)	(%)
For the period ended						
<b>May 31, 2008</b>	<b>1,280</b>	<b>10.4</b>	<b>14,990</b>	<b>2.3</b>	<b>1.2</b>	<b>31.4</b>
November 30, 2007	1,159	11.7	13,856	2.5	1.4	32.4

*(Percent figures show changes from previous period)*

**(2) Distributions**

*(in millions of yen, rounded down; except as noted)*

	Distribution per unit (yen)	Total distributions	Distribution in excess of earnings per unit (yen)	Total distributions in excess of earnings	Payout ratio (%)	Distributions/Net assets (%)
For the period ended						
<b>May 31, 2008</b>	<b>14,990</b>	<b>1,280</b>	<b>0</b>	<b>–</b>	<b>100.0</b>	<b>2.3</b>
November 30, 2007	13,572	1,159	0	–	100.0	2.1

*Note:*

*“Distribution per unit” does not include distribution in excess of earnings per unit.*

**(3) Financial Position**

*(in millions of yen, rounded down; except as noted)*

	Total assets	Net assets	Net assets/ Total assets (%)	Net assets per unit (yen)
As of				
<b>May 31, 2008</b>	<b>120,736</b>	<b>56,625</b>	<b>46.9</b>	<b>663,056</b>
November 30, 2007	88,170	56,503	64.1	661,638

*Note:*

*Net assets as of May 31, 2008 and November 30, 2007 were respectively ¥56,625 million and ¥56,503 million.*

**(4) Cash Flows**

*(in millions of yen, rounded down; except as noted)*

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
For the period ended				
<b>May 31, 2008</b>	<b>1,865</b>	<b>(29,032)</b>	<b>29,243</b>	<b>8,337</b>
November 30, 2007	2,239	(9,389)	7,338	6,260

## 2. Forecasts for the Fiscal Period From June 1, 2008 to November 30, 2008

(in millions of yen, rounded down; except as noted)

	Operating revenues		Operating income		Ordinary income		Net income		Distribution per unit	Distributions in excess of earnings per unit
		Change %		Change %		Change %		Change %	(yen)	(yen)
For the period ending November 30, 2008	4,638	13.5	1,650	10.9	1,282	0.1	1,281	0.1	15,000	0

(Percent figures show changes from previous period)

*Notes:*

1. "Distribution per unit" does not include distribution in excess of earnings per unit.
2. Projected net income per unit for the fiscal period ending November 30, 2008 is 15,000 yen.

## 3. Others

1. Changes in significant accounting policies

- (1) Changes due to revisions in accounting standards and others: None
- (2) Changes other than in the above item (1): None

2. Number of investment units issued and outstanding

- (1) The number of investment units issued and outstanding (including treasury investment units) as of the period-end:

As of May 31, 2008: 85,400 units

As of November 30, 2007: 85,400 units

- (2) The number of treasury investment units as of the period-end:

As of May 31, 2008: - units

As of November 30, 2007: - units

*Disclaimer:*

The forecasts for the fiscal period from June 1, 2008 to November 30, 2008 are based on certain assumptions currently available to Hankyu REIT Inc. Actual operating revenues, operating income, ordinary income, net income, and distribution per unit may differ substantially due to changes in conditions and the forecasts do not guarantee any cash distribution amounts.