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For Immediate Release

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Notice Concerning Debt Financing

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that it has concluded agreements concerning debt financing. Details are as follows.

1. Rationale

Debt financing was conducted for the acquisition of trust beneficiary interest in real estate, namely the Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building), along with expenses related to that acquisition. For details of the acquisition, please refer to the press release dated June 29, 2007, “Notice Concerning Acquisition of Property.”

2. Details of Debt Financing

Lender	Debt Financing Amount (Millions of Yen)	Interest Rate	Borrowing Method; Repayment Method	Drawdown Date; Repayment Date
The Sumitomo Trust and Banking Co, Ltd.	1,700	0.93000% Floating interest rate	Unsecured, unguaranteed; Lump-sum repayment on maturity	January 31, 2008; January 31, 2009
The Chuo Mitsui Trust and Banking Company, Limited	1,700			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,700			
Mizuho Corporate Bank, Ltd.	1,700			
Mitsubishi UFJ Trust and Banking Corporation	1,700			
Total	8,500	—	—	—

The interest rate is applicable during the period from January 31, 2008 to February 25, 2008. The interest rate after this period will be announced when determined.

Reference

1. Total Interest-Bearing Debt after Debt Financing

Short-term debt	¥13,500 million
Long-term debt	¥50,000 million
Investment corporation bonds	¥10,000 million
Total interest-bearing debt	¥73,500 million

2. Interest-Bearing Debt Ratios after Debt Financing

Interest-bearing debt to total assets ratio	38.1%
Interest-bearing debt to total appraisal value ratio	33.9%
Long-term interest-bearing debt ratio	81.6%

* The above interest-bearing debt ratios are calculated using the following formulas:

Interest-bearing debt to total assets ratio (%) = Total interest-bearing debt ÷ Total assets × 100
 For total assets, TOKYU REIT adopts the estimate for total assets on the close of the 9th financial period announced as of the 8th financial period settlement.

Interest-bearing debt to total appraisal value ratio (%) = (Total interest-bearing debt + Security deposits and guarantee money without reserved cash) ÷ (Total estimated value of specified assets as of the period-end or total appraisal value as of the acquisition date) × 100
 The total estimated value of specified assets is the total appraisal price as of the 8th period-end (July 31, 2007).

Long-term interest-bearing debt ratio (%) = (Long-term debt + Investment corporation bonds) ÷ Total interest-bearing debt × 100

** Percentage figures are rounded to the nearest first decimal place.

3. Timely Disclosure Relating to the Abovementioned Debt Financing

June 29, 2007 Notice Concerning Acquisition of Property