Notice Concerning Debt Financing and Repayment

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake debt financing and repayment. Brief details are as follows.

1. Debt Financing
   (1) Rationale
   TOKYU REIT will undertake debt financing for procurement of funds to repay long-term debt maturing on November 12, 2018. In an effort to ensure stability in connection with the procurement of funds, TOKYU REIT has adopted strategies to convert its debt financing to long-term fixed interest rate borrowings and to diversify repayment dates.

   (2) Details of Debt Financing

<table>
<thead>
<tr>
<th>Classification</th>
<th>Long-Term Debt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lender</td>
<td>Mizuho Bank, Ltd.</td>
</tr>
<tr>
<td>Debt Financing Amount</td>
<td>¥1,700 million</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>0.72652% (Fixed interest rate)</td>
</tr>
<tr>
<td>Repayment Method</td>
<td>Lump-sum repayment on maturity</td>
</tr>
<tr>
<td>Drawdown Date</td>
<td>November 12, 2018</td>
</tr>
<tr>
<td>Maturity Date</td>
<td>May 12, 2026</td>
</tr>
<tr>
<td>Period</td>
<td>7.5 years</td>
</tr>
<tr>
<td>Collateral</td>
<td>Unsecured, unguaranteed</td>
</tr>
</tbody>
</table>
2. Repayment of Debt
Debt borrowed on November 11, 2011

<table>
<thead>
<tr>
<th>Classification</th>
<th>Long-Term Debt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lender</td>
<td>Mizuho Bank, Ltd. (Former Mizuho Corporate Bank, Ltd.)</td>
</tr>
<tr>
<td>Debt Financing Amount</td>
<td>¥1,700 million</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>1.48875% (Fixed interest rate)</td>
</tr>
<tr>
<td>Repayment Method</td>
<td>Lump-sum repayment on maturity</td>
</tr>
<tr>
<td>Drawdown Date</td>
<td>November 11, 2011</td>
</tr>
<tr>
<td>Repayment Date</td>
<td>November 12, 2018</td>
</tr>
<tr>
<td>Maturity Date</td>
<td>November 12, 2018</td>
</tr>
<tr>
<td>Repayment Source</td>
<td>Debt finance mentioned above 1. Debt Financing</td>
</tr>
<tr>
<td>Period</td>
<td>7 years</td>
</tr>
<tr>
<td>Collateral</td>
<td>Unsecured, unguaranteed</td>
</tr>
</tbody>
</table>

3. Total Debt After Additional Debt Financing and Repayment

<table>
<thead>
<tr>
<th></th>
<th>Debt Balance Prior to Additional Debt Financing and Repayment (¥ millions)</th>
<th>Debt Balance after Additional Debt Financing and Repayment (¥ millions)</th>
<th>Change (¥ millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-Term Debt Financing</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Long-Term Debt Financing</td>
<td>84,000</td>
<td>84,000</td>
<td>0</td>
</tr>
<tr>
<td>Total Debt Financing</td>
<td>84,000</td>
<td>84,000</td>
<td>0</td>
</tr>
<tr>
<td>Investment Corporation Bonds</td>
<td>9,500</td>
<td>9,500</td>
<td>0</td>
</tr>
<tr>
<td>Interest-Bearing Debt</td>
<td>93,500</td>
<td>93,500</td>
<td>0</td>
</tr>
</tbody>
</table>

4. Others
Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on October 26, 2018.
[Reference]

Timely Disclosure Relating to the Aforementioned Debt Financings (Except concerning decision of Interest Rate)

November 9, 2011 Notice Concerning Debt Financing and Repayment

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations.

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