

Real Estate Investment Trust Unit Issuer:
TOKYU REIT, Inc.
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Kazuyoshi Kashiwazaki
Executive Director
(Securities Code: 8957)

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Notice Concerning Debt Financing

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

1. Rationale

TOKYU REIT undertakes debt financing for the acquisition of domestic real estate, namely UNIZO Shimokitazawa Building (Note) along with expenses related to that acquisition.

(Note) For details of the acquisition, please refer to the press release titled, “Notice Concerning Acquisition of Domestic Real Estate” dated today.

2. Details of Debt Financing

Classification	Short-Term Debt (Commitment Line Agreement)		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥920 million	¥920 million	¥460 million
Interest Rate	0.55136%		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	April 26, 2019		
Maturity Date	October 26, 2019		
Period	6 months		
Collateral	Unsecured, unguaranteed		

3. Total Debt After Additional Debt Financing

	Debt Balance Prior to Additional Debt Financing (¥ millions)	Debt Balance after Additional Debt Financing (¥ millions)	Change (¥ millions)
Short-Term Debt Financing	1,500	3,800	+2,300
Long-Term Debt Financing	84,000	84,000	0
Total Debt Financing	85,500	87,800	+2,300
Investment Corporation Bonds	6,000	6,000	0
Interest-Bearing Debt	91,500	93,800	+2,300

4. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on April 24, 2019.

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. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.