

Real Estate Investment Trust Unit Issuer:  
 TOKYU REIT, Inc.  
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 Shibuya-ku, Tokyo, 150-0043, Japan  
 Kazuyoshi Kashiwazaki  
 Executive Director  
 (Securities Code: 8957)

Investment Management Company:  
 Tokyu Real Estate Investment Management Inc.

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## Notice Concerning Short-Term Debt Financing

Based on the commitment line agreement (including amendments thereto) concluded on July 11, 2011, with MUFG Bank, Ltd., the commitment line agreement (including amendments thereto) concluded on July 11, 2012, with Sumitomo Mitsui Trust Bank, Limited, and the commitment line agreement (including amendments thereto) concluded on July 11, 2013, with Mizuho Bank, Ltd., TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake short-term debt financing. Brief details are as follows.

### 1. Debt Financing

#### (1) Rationale

TOKYU REIT will undertake debt financing for the procurement of part of funds for acquisition of trust beneficiary interest (OKI Business Center No.5) (Note) and incidental expenses.

(Note) For details of the acquisition, please refer to the press release titled, “Notice Concerning Acquisition (OKI Business Center No.5) of Trust Beneficiary Interest in Domestic Real Estate and Disposition (OKI System Center (Land with Leasehold Interest)) of Domestic Real Estate” dated September 14, 2020.

#### (2) Details of Debt Financing

Classification	Short-Term Debt (Commitment Line)		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥2,880 million	¥2,880 million	¥1,440 million
Interest Rate	Yet to be determined (Note)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	September 28, 2020		
Maturity Date	December 28, 2020		
Period	3 months		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

(Note) The applicable interest rates will be announced as soon as they are determined.

## 2. 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	0	7,200	+7,200
Long-Term Debt Financing	84,000	84,000	-
Total Debt Financing	84,000	91,200	+7,200
Investment Corporation Bonds	8,000	8,000	-
Interest-Bearing Debt	92,000	99,200	+7,200

## 3. Others

For information on risks regarding this matter, please refer to “Investment Risks” in the latest securities report dated April 24, 2020, and the financial report dated September 14, 2020 (Japanese only).

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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