

Real Estate Investment Trust Unit Issuer:
 TOKYU REIT, Inc.
 1-12-1, Dogenzaka,
 Shibuya-ku, Tokyo, 150-0043, Japan
 Kazuyoshi Kashiwazaki
 Executive Director
 (Securities Code: 8957)

Investment Management Company:
 Tokyu Real Estate Investment Management Inc.
 Representative:
 Kazuyoshi Kashiwazaki
 Representative Director & President, Chief Executive Officer
 Inquiries:
 Kiyoshi Yamakawa
 Chief Financial Officer and General Manager, Finance and IR
 TEL: +81-3-5428-5828

Notice Concerning Issuance of Investment Corporation Bonds

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to issue investment corporation bonds. Brief details are as follows.

1. Outline of the Investment Corporation Bonds

| | |
|--|--|
| Name | TOKYU REIT, Inc. 8th Series Unsecured Investment Corporation Bonds (Ranks <i>pari passu</i> in right of payment with certain investment corporation bonds) (hereafter, “The Investment Corporation Bonds”) |
| Total issue amount | ¥ 3,000 million |
| Form of bonds Certificate | The Investment Corporation Bonds in whole will be subject to application of the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc. Accordingly, investment corporation bond certificates will not be issued for The Investment Corporation Bonds. |
| Issue price | Nominal par value of each bond: ¥100 per ¥100 |
| Redemption value | Nominal par value of each bond: ¥100 per ¥100 |
| Annual interest rates | 0.510% |
| Denomination price | ¥ 100 million |
| Offering method | Public placement |
| Subscription term | October 23, 2020 |
| Payment date | October 29, 2020 |
| Collateral | The Investment Corporation Bonds are unsecured, unguaranteed, and not backed by specific assets. |
| Redemption method and maturity date | The entire amount of the principal of The Investment Corporation Bonds will be redeemed on October 29, 2030. The Investment Corporation Bonds may be redeemed at any time from the day following the payment date, unless determined otherwise by Japan Securities Depository Center, Incorporated. |
| Interest payment dates | April 29 and October 29 every year (If the interest payment date is not a bank business day, then the business day preceding it shall be deemed to be the interest payment date.) |
| Bond ratings | AA - (Japan Credit Rating Agency, Ltd.) |
| Special financial agreements | Restrictions on collateral provision have been included. |
| Fiscal, issuing and | Sumitomo Mitsui Trust Bank, Limited |

| | |
|---------------|---|
| payment agent | |
| Underwriters | SMBC Nikko Securities Inc., Mizuho Securities Co., Ltd. |

2. Reason for Bond Issuance

The Investment Corporation Bonds was issued to extend maturities and diversify the repayment dates of interest-bearing debt.

3. Total Amount to be Procured, Use of Funds and Scheduled Outlay Period

(1) Total amount to be procured (approximate net balance)

¥ 2,980 million

(2) Specific use of funds and scheduled outlay period

The funds are scheduled to be allocated as part of funds for repayment of short-term debt (commitment line) due for repayment on December 28, 2020 (¥ 7,200 million).

4. Total Debt After Issuance of the Investment Corporation Bonds

(¥ millions)

| | Debt Balance Prior to the Financings | Debt Balance After Financings | Change |
|---------------------------------|---|----------------------------------|--------|
| Short-Term Debt Financing | 7,200 | 7,200 | - |
| Long-Term Debt Financing | 86,400 | 86,400 | - |
| Total Debt Financing | 93,600 | 93,600 | - |
| Investment Corporation Bonds | 8,000 | 11,000 | +3,000 |
| Interest-Bearing Debt | 101,600 | 104,600 | +3,000 |

5. Others

Regarding issuance risks of the investment corporation bonds, there are no changes from “Investment risks” stated in the latest securities report submitted on April 24, 2020, and the content stated in the shelf registration supplements submitted today.

[Reference]

1. Timely Disclosure Relating to the Aforementioned Investment Corporation Bonds

- December 4, 2019 “Notice Concerning the Submission of Shelf Registration Statement for Investment Corporation Bonds”

2. Timely Disclosure Relating to Debt Financing to be Repaid Using Funds Procured from Issuance of the Investment Corporation Bonds (Except concerning decision of Interest Rate)

- September 17, 2020 “Notice Concerning Short-Term Debt Financing”

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.