

March 8, 2021

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)

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## Notice Concerning Short-Term Debt Financing (Determination of Interest Rate)

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that the interest rate for the short-term debt financing announced on March 3, 2021, has been determined. Details are as follows.

### 1. Short-Term Debt Financing (Determination of Interest Rate)

Classification	Short-Term Debt (Commitment Line)		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥1,200 million	¥1,200 million	¥600 million
Interest Rate	0.71706% (Fixed interest rate)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	March 10, 2021		
Maturity Date	August 10, 2021		
Period	5 months		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

[Reference]

March 3, 2021 Notice Concerning Short-Term Debt Financing and Redemption of Investment Corporation Bonds

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.