

August 2, 2021

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

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Notice Concerning Short-Term Debt Financing and Repayment of Short-Term Borrowing

Based on the commitment line agreement concluded with three banks, TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake short-term 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 partially repay short-term debt (commitment line) maturing on August 10, 2021.

(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	¥400 million	¥400 million	¥200 million
Interest Rate	Yet to be determined (Note)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	August 10, 2021		
Maturity Date	August 31, 2021		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

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

2. Repayment of Debt

Debt borrowed on March 10, 2021

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		
Repayment Date	August 10, 2021		
Maturity Date	August 10, 2021		
Repayment Source	Debt finance mentioned above 1. Debt Financing and cash on hand		
Period	5 months		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

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	6,200	4,200	-2,000
Long-Term Debt Financing	86,400	86,400	-
Total Debt Financing	92,600	90,600	-2,000
Investment Corporation Bonds	8,000	8,000	-
Interest-Bearing Debt	100,600	98,600	-2,000

4. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on April 23, 2021.

[Reference]

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

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.