

August 5, 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 August 2, 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 | ¥400 million                      | ¥400 million                         | ¥200 million      |
| Interest Rate         | 0.64416% (Fixed interest rate)    |                                      |                   |
| Borrowing Method      | Lump-sum repayment on maturity    |                                      |                   |
| Drawdown Date         | August 10, 2021                   |                                      |                   |
| Maturity Date         | August 31, 2021                   |                                      |                   |
| Collateral            | Unsecured, unguaranteed           |                                      |                   |
| Financing Fee         | None                              |                                      |                   |

[Reference]

August 2, 2021 Notice Concerning Short-Term Debt Financing and Repayment of Short-Term Borrowing

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.