

September 27, 2021

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:  
Yuji Shimizu  
General Manager, Finance and IR  
TEL: +81-3-5428-5828

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

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 repay short-term debt (commitment line) maturing on September 29, 2021.

#### **(2) Details of Debt Financing**

Classification	Short-Term Debt		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥1,280 million	¥1,280 million	¥640 million
Interest Rate	0.35958%		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	September 29, 2021		
Maturity Date	December 24, 2021		
Period	3 months		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

## 2. Repayment of Debt

Debt borrowed on March 29, 2021

Classification	Short-Term Debt (Commitment Line)		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥1,280 million	¥1,280 million	¥640 million
Interest Rate	0.73636% (Fixed interest rate)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	March 29, 2021		
Repayment Date	September 29, 2021		
Maturity Date	September 29, 2021		
Repayment Source	Debt finance mentioned above 1. Debt Financing		
Period	6 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	3,200	3,200	-
Long-Term Debt Financing	86,400	86,400	-
Total Debt Financing	89,600	89,600	-
Investment Corporation Bonds	8,000	8,000	-
Interest-Bearing Debt	97,600	97,600	-

## 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 22, 2021

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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.