

August 3, 2022

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

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Notice Concerning Long-Term Debt Financing

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake debt financing. Brief details are as follows.

1. Debt Financing

(1) Rationale

TOKYU REIT will undertake debt financing for procurement of part of funds for the extension work of Tokyu Toranomon Building, which was completed on June 30, 2022.

(2) Details of Debt Financing

Classification	Long-Term Debt
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,500 million
Interest Rate	0.56282% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	August 5, 2022
Maturity Date (Note)	January 30, 2026
Period	3.5 years
Collateral	Unsecured, unguaranteed
Financing Fee	None

(Note) In case the repayment date is not a business day, such date will be the following business day or the preceding business day (if the immediately following business day falls into the following month).

2. Total Debt After Additional Debt Financing and Repayment

	Debt Balance Prior to Additional Debt Financing and Repayment (¥ millions)	Debt Balance after Additional Debt Financing and Repayment (¥ millions)	Change (¥ millions)
Short-Term Debt Financing	0	0	-
Long-Term Debt Financing	85,000	86,500	+1,500
Total Debt Financing	85,000	86,500	+1,500
Investment Corporation Bonds	8,000	8,000	-
Interest-Bearing Debt	93,000	94,500	+1,500

3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on April 22, 2022.

[Reference]

June 30, 2022 Notice Concerning Completion of Additional Acquisition with the Completion of Extension Work of Domestic Real Estate (Tokyu Toranomom Building)

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.