

July 17, 2024

Real Estate Investment Trust Unit Issuer:
 TOKYU REIT, Inc.
 1-12-1, Dogenzaka,
 Shibuya-ku, Tokyo, 150-0043, Japan
 Yoshitaka Kimura
 Executive Director
 (Securities Code: 8957)

Investment Management Company:
 Tokyu Real Estate Investment Management Inc.
 Representative:
 Yoshitaka Kimura
 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 (Determination of Interest Rate)

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that the interest rate for the short-term debt financing announced on July 12, 2024, 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	¥2,800 million	¥2,800 million	¥1,400 million
Interest Rate	0.75227% (Fixed interest rate)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	July 19, 2024		
Maturity Date	October 21, 2024		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

[Reference]

July 12, 2024 Notice Concerning Short-Term Debt Financing

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.