

October 3, 2024

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

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Notice Concerning Short-Term Debt Financing

Based on the commitment line agreement concluded with the bank, TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake short-term debt financing. Brief details are as follows.

1. Debt Financing

(1) Rationale

TOKYU REIT will undertake debt financing for the payment of cash distributions.

(2) Details of Debt Financing

Classification	Short-Term Debt (Commitment Line)
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,000 million
Interest Rate	0.84727% (Fixed interest rate)
Borrowing Method	Lump-sum repayment on maturity
Drawdown Date	October 7, 2024
Maturity Date	January 7, 2025
Period	3 months
Collateral	Unsecured, unguaranteed
Financing Fee	None

2. 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	7,000	8,000	+1,000
Long-Term Debt Financing	93,500	93,500	-
Total Debt Financing	100,500	101,500	+1,000
Investment Corporation Bonds	11,000	11,000	-
Interest-Bearing Debt	111,500	112,500	+1,000

3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on April 26, 2024.

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.