November 25, 2026

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Notice Concerning Long-Term Debt Financing and Repayment of Long-Term Borrowing

TOKYU REIT, Inc. ("TOKYU REIT") today announced its decision to undertake long-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 long-term debt maturing on November 27, 2026.

(2) Details of Debt Financing

Classification	Long-Term Debt
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,000 million
Interest Rate (Note 1)	Base interest rate (JBA three-month Japanese Yen TIBOR) +0.33%
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	November 27, 2026
Maturity Date (Note 2)	November 27, 2030
Period	4 years
Collateral	Unsecured, Unguaranteed
Financing Fee	None

(Note 1) The initial interest payment date will be December 26, 2026, and subsequent interest payment dates will be the 26th of March, June, September and December of every year thereafter (if such date is not a business day, then the following business day will be the interest payment date, and if the following business day falls in the next month, then the interest payment date will be the business day prior to the original interest payment date). The base interest rate corresponding to the interest calculation period to be paid on the interest payment date is the JBA three-month Japanese Yen TIBOR presented by JBA TIBOR Administration two business days prior to the interest payment date (loan execution

date for the initial payment of interest) for the immediately preceding interest calculation period. The determination of the interest rate for the said debt financing with floating interest will not be announced hereafter. For changes in the JBA Japanese Yen TIBOR, the base interest rate, please refer to JBA TIBOR Administration's website (https://www.jbatibor.or.jp/english/rate/).

(Note 2) 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. Repayment of Debt

Debt borrowed on November 27, 2023.

Classification	Long-Term Debt
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,000 million
Interest Rate	0.82000% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	November 27, 2023
Repayment Date	November 27, 2026
Maturity Date (Note)	November 27, 2026
Repayment Source	Debt Financing mentioned in 1. above
Period	3 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).

3. 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	-	-	-
Long-Term Debt Financing	93,000	93,000	-
Total Debt Financing	93,000	93,000	-
Investment Corporation Bonds	11,000	11,000	-
Interest-Bearing Debt	104,000	104,000	-

4. Others

Regarding the loan repayment risk, there is no change to the "Investment risks" of the latest securities report submitted on October 30, 2026.

[Reference]
Timely Disclosure Relating to the Debt Financings to be Repaid (Except concerning decision of Interest Rate)
November 22, 2023 Notice Concerning Long-Term Debt Financing and Repayment of Long-Term Borrowing

*Website of TOKYU REIT: https://www.tokyu-reit.co.jp/eng/

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.
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