

October 3, 2007

**For Immediate Release**

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

Investment Management Company:  
Tokyu Real Estate Investment Management Inc.  
Representative:  
Masahiro Horie  
Representative Director & President, Chief Executive Officer  
Inquiries:  
Yosuke Koi  
Chief Financial Officer and General Manager, Investor Relations  
TEL: +81-3-5428-5828

## Notice Concerning Debt Financing

Based upon the commitment line agreement it concluded on April 21, 2005, TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake debt financing. Brief details are as follows.

### 1. Rationale

Proceeds of the debt financing will be applied to the operating fund.

### 2. Details of Debt Financing

Lender	Debt Financing Amount (Millions of yen)	Interest Rate	Borrowing Method Repayment Method	Drawdown Date Repayment Date
The Sumitomo Trust & Banking Co, Ltd.	210	1.00167%	Unsecured, Unguaranteed Lump-sum repayment on maturity	October 5, 2007 October 19, 2007
The Chuo Mitsui Trust and Banking Company, Limited	210			
Total	420	—	—	—

<b>Translation Purpose Only</b>
---------------------------------

(Reference)

**1. Total Borrowings After Debt Financing**

Short-Term Borrowings	¥15,720 million
Long-Term Borrowings	¥50,000 million
Interest-Bearing Debt	¥65,720 million

**2. Interest-Bearing Debt Ratio after Debt Financing**

Interest-Bearing Debt to Total Assets Ratio	34.1%
Interest-Bearing Debt to Total Appraisal Value Ratio	31.8%
Long-Term Interest-Bearing Debt Ratio	76.1%

Notes:

\* The above Interest-Bearing Debt Ratios are calculated using the following formulas:

Interest-Bearing Debt to Total Assets Ratio (%) = Interest-Bearing Debt ÷ Total Assets × 100

The amount of total assets used in the above formula is the projected amount at the close of the 9th financial period, as announced as of the 8th financial period settlement.

Interest-Bearing Debt to Total Appraisal Value Ratio (%) = (Interest-Bearing Debt + Security Deposits and Guarantee Money without Reserved Cash) ÷ (Estimated value of specified assets as of the period-end or total appraisal value as of the acquisition date) × 100

Long-Term Interest-Bearing Debt Ratio (%) = Long-Term Borrowings ÷ Interest-Bearing Debt × 100

\*Percentage figures are rounded to the nearest first decimal place.