

October 16, 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 Issue of Investment Corporation Bonds (\*)**

(\*) These investment corporation bonds are to be issued as straight bond. This asterisk is for the English press release only.

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to issue investment corporation bonds, based on a resolution made at its Board of Directors meeting held on October 27, 2006 (detailed in the press release dated the same day, “Notice Concerning Decisions Related to Information for Engagement of Underwriter for Investment Corporation Bond Offering”), and in accordance with the Law Concerning Book-Entry Transfer of Corporate Bonds (hereafter, the “Bond Transfer Law”). Details are as follows.

### **1. Name of investment corporation bonds**

TOKYU REIT, Inc. 1<sup>st</sup> Series Unsecured Investment Corporation Bond (hereafter, “1<sup>st</sup> Series Bond”)  
(Ranks pari passu in right of payment with certain investment corporation bonds)  
TOKYU REIT, Inc. 2<sup>nd</sup> Series Unsecured Investment Corporation Bond (hereafter, “2<sup>nd</sup> Series Bond”)  
(Ranks pari passu in right of payment with certain investment corporation bonds)

The 1<sup>st</sup> Series Bond and the 2<sup>nd</sup> Series Bond shall hereinafter be referred to collectively as “the investment corporation bonds.” In the items detailed below, such items that pertain to both series of investment corporation bonds are presented without reference to the individual series of investment corporation bonds.

### **2. Total issue amount**

1 <sup>st</sup> Series Bond	¥5,000 million
2 <sup>nd</sup> Series Bond	¥5,000 million

### **3. Application of the Bond Transfer Law**

Regulations of the Bond Transfer Law will be applied in the bond issuance and bond certificates will not be issued.

### **4. Issue price**

Nominal par value of each bond: ¥100 per ¥100

**5. Redemption value**

Nominal par value of each bond: ¥100 per ¥100

**6. Annual interest rates**

1 <sup>st</sup> Series Bond	1.65%
2 <sup>nd</sup> Series Bond	1.89%

**7. Denomination**

¥100 million

**8. Subscription and sales**

Public placement

**9. Subscription term**

October 16, 2007

**10. Payment date**

October 24, 2007

**11. Collateral**

The investment corporation bonds are unsecured, unguaranteed, and not backed by specific assets.

**12. Redemption method and maturity date**

1 <sup>st</sup> Series Bond	Full amount to be paid on October 24, 2012
2 <sup>nd</sup> Series Bond	Full amount to be paid on October 24, 2014

The investment corporation bonds may be redeemed at any time from the day following the payment date, unless determined otherwise by the book-entry transfer agent.

**13. Interest payment dates**

April 24 and October 24 annually

**14. Special financial agreements**

Restrictions on collateral provision have been included.

**15. Bond ratings**

Rating and Investment Information, Inc.	AA <sup>+</sup>
Standard & Poor's	A
Moody's Investors Service	A2

**16. Book-entry transfer agent**

Japan Securities Depository Center, Inc.

**17. Fiscal agent, issue agent and payment agent**

The Sumitomo Trust and Banking Co., Ltd.

**18. Underwriters**

Mizuho Securities Co., Ltd.  
Daiwa Securities SMBC Co., Ltd.

**19. Use of net proceeds**

Net proceeds will be used for the repayment of debt financing.