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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  
 Senior Executive Officer,  
 Chief Financial Officer and General Manager, Investor Relations  
 TEL: +81-3-5428-5828

## Notice Concerning Determination of Short-Term Debt Financing Interest Rate

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that interest rate has been determined for short-term debt financing executed on June 27, 2008. Details are as follows.

### Short-Term Debt Financing Executed on June 27, 2008

Lender	Debt Financing Amount (Millions of Yen)	Interest Rate	Borrowing Method; Repayment Method	Drawdown Date; Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	7,000	0.70773% Floating interest rate (Note 1)	Unsecured, unguaranteed; Lump-sum repayment on maturity	June 27, 2008 June 27, 2010 (Note 2)
Total	7,000	—	—	—

(Note 1) Applicable for a one-month period commencing September 28, 2009.

\*The interest rate after the aforementioned interest period will be announced when determined.

(Note 2) Repayment date for the aforementioned short-term debt has been extended.

**[Reference]**

**Timely Disclosure Relating to the Aforementioned Debt Financing**

**(Except for timely disclosures concerning determination of interest rate)**

Short-term debt financing executed on June 27, 2008

June 25, 2008	Notice Concerning Debt Financing
July 23, 2008	Notice Concerning Debt Financing, Partial Repayment of Short-Term Debt and Determination of Interest Rates
February 23, 2009	Notice Concerning Debt Financing, Partial Repayment of Short-Term Debt and Determination of Interest Rates
June 22, 2009	Notice Concerning Change in Short-Term Debt Financing Repayment Date
June 25, 2009	Notice Concerning Debt Financing, Partial Repayment of Short-Term Debt and Determination of Interest Rate