

June 23, 2010

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

Notice Concerning Debt Financing, Repayment and Determination of Interest Rate

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake debt financing and to repay debt. In addition to the aforementioned, TOKYU REIT provides details of interest rate determination applicable to long-term debt.

1. Debt Financing

(1) Rationale

TOKYU REIT undertakes debt financing for procurement of funds to repay long-term debt financing becoming due date. In an effort to ensure stability in connection with the procurement of funds, TOKYU REIT has adopted the strategies to convert its debt financing to long-term fixed interest rate borrowings and to disperse repayment dates.

(2) Details of Debt Financing

Classification	Long-Term Debt	Long-Term Debt	Long-Term Debt
Lender	Daido Life Insurance Company	Mizuho Corporate Bank, Ltd.	Mitsui Sumitomo Insurance Company, Limited
Debt Financing Amount	¥1,000 million	¥1,000 million	¥1,000 million
Interest Rate	1.17125%(Fixed interest rate)	1.31250%(Fixed interest rate)	1.31250%(Fixed interest rate)
Borrowing Method	Unsecured, unguaranteed	Unsecured, unguaranteed	Unsecured, unguaranteed
Repayment Method	Lump-sum repayment on maturity	Lump-sum repayment on maturity	Lump-sum repayment on maturity
Drawdown Date	June 25, 2010	June 25, 2010	June 25, 2010
Repayment Date	December 25, 2012	June 25, 2014	June 25, 2014
Period	2 years and 6 months	4 years	4 years

(3) Use of Funds

The funds procured will be used to refinance existing borrowings.

2. Repayment of Debt

Classification	Long-Term Debt	Long-Term Debt	Long-Term Debt
Lender	Daido Life Insurance Company	Aioi Insurance Co., Ltd.	Mitsui Sumitomo Insurance Company, Limited
Debt Financing Amount	¥1,000 million	¥1,000 million	¥1,000 million
Interest Rate	1.92750% (Fixed interest rate)	1.92750% (Fixed interest rate)	1.92750% (Fixed interest rate)
Borrowing Method	Unsecured, unguaranteed	Unsecured, unguaranteed	Unsecured, unguaranteed
Repayment Method	Lump-sum repayment on maturity	Lump-sum repayment on maturity	Lump-sum repayment on maturity
Drawdown Date	June 25, 2004	June 25, 2004	June 25, 2004
Repayment Date	June 25, 2010	June 25, 2010	June 25, 2010
Maturity Date	June 25, 2010	June 25, 2010	June 25, 2010
Repayment Source	Separately procured funds	Separately procured funds	Separately procured funds

*The aforementioned debt was transferred by Mizuho Corporate Bank, Ltd. on June 25, 2004.

3. Determination of Interest Rate

Lender	Debt Financing Amount (Millions of Yen)	Interest Rate	Borrowing Method; Repayment Method	Drawdown Date; Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,400	1.22000% Floating interest rate (Note)	Unsecured, unguaranteed; Lump-sum repayment on maturity	June 29, 2009 August 29, 2012
Total	1,400	—	—	—

(Note) Applicable from June 25, 2010 to December 27, 2010.

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

4. 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	0	0	0
Long-Term Debt Financing	80,000	80,000	0
Total Debt Financing	80,000	80,000	0
Investment Corporation Bonds	10,000	10,000	0
Interest-Bearing Debt	90,000	90,000	0

[Reference]

1. Interest-Bearing Debt Ratios after the Execution of the Subject of this Press Release

Interest-bearing debt to total assets ratio	41.2 %
Interest-bearing debt to total appraisal value ratio	46.8 %
Long-term interest-bearing debt ratio	100.0 %

* The above interest-bearing debt ratios are calculated using the following formulas:

- Interest-bearing debt to total assets ratio (%) = Total interest-bearing debt ÷ Total assets × 100
- Interest-bearing debt to total appraisal value ratio (%) = (Total interest-bearing debt + Security deposits and guarantee money without reserved cash) ÷ (Total estimated latest appraisal value of specified assets + Cash and Bank Deposits) × 100
For Cash and Bank Deposits, TOKYU REIT adopts Balance of Cash and Bank Deposits at the end of the previous period after deducting Balance of Retained Earnings, considering property acquisition and disposition, and debt financing and repayment during the current period.
- Long-term interest-bearing debt ratio (%) = (Long-term debt + Investment corporation bonds) ÷ Total interest-bearing debt × 100

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

2. Timely Disclosure Relating to the Aforementioned Debt Financings (Except for timely disclosures concerning determination of interest rates)

- (1) Long-term debt financing executed on June 25, 2004
June 21, 2004 Notice Concerning Debt Financing and Repayment
- (2) Long-term debt financing executed on June 29, 2009
June 25, 2009 Notice Concerning Debt Financing, Partial Repayment of Short-Term Debt and Determination of Interest Rate

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.