

**Translation Purpose Only**

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**For Immediate Release**

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## **Notice Concerning Debt Financing Interest Rate**

TOKYU REIT, Inc. ("TOKYU REIT") today announced that the interest rate applicable to debt financing executed on June 25, 2004 and December 15, 2004 were determined as below.

### **1. Period**

From March 25, 2005 to April 24, 2005

### **2. Annual Interest Rate**

- |  |          |
|--|----------|
| (1) Debt financing executed on June 25, 2004                               | 0.47917% |
| (Amount borrowed : ¥10,000 million / Outstanding balance : ¥2,000 million) |          |
| (2) Debt financing executed on December 15, 2004                           | 0.47917% |
| (Outstanding balance : ¥8,500 million)                                     |          |

Interest rate on and after April 25, 2005 will be announced as and when determined.

<Reference>

## 1. Total Borrowings

Short-Term Borrowings	¥15,500millions
Long-Term Borrowings	¥35,000millions
Interest-Bearing Debt	¥50,500millions

## 2. Interest-Bearing Debt Ratio

Interest-Bearing Debt to Total Assets as of 3 <sup>rd</sup> Financial Close Ratio	34.3%
Interest-Bearing Debt to Total Appraisal Value Ratio	41.0%
Long-Term Debt Ratio	69.3%

Notes :

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

Interest-Bearing Debt to Total Assets as of 3<sup>rd</sup> Financial Close Ratio (%)

= Interest-Bearing Debt ÷ Total Assets as of 3<sup>rd</sup> Financial Close × 100

Interest-Bearing Debt to Total Appraisal Value Ratio (%)

= (Interest-Bearing Debt + Security Deposit and Guarantee Money without Reserved Cash)  
÷ Total of latest Appraisal Value × 100

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

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