

January 19, 2023

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

Investment Management Company:
 Tokyu Real Estate Investment Management Inc.
 Representative:
 Kazuyoshi Kashiwazaki
 Representative Director & President, Chief Executive Officer
 Inquiries:
 Yuji Shimizu
 General Manager, Finance and IR
 TEL: +81-3-5428-5828

Notice Concerning Long-Term Debt Financing (Green Loan)

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake debt financing (Green Loan). Brief details are as follows.

1. Debt Financing

(1) Rationale

TOKYU REIT will undertake debt financing for the procurement of part of funds for acquisition of Futako Tamagawa Rise (Note 1), which will be acquired on January 31, 2023. As Futako Tamagawa Rise is a specific asset fulfilling the green eligibility criteria of the green finance framework (Note 2) formulated in July 2022, the long-term debt is scheduled to be financed with green loan.

(Note 1) For details of the acquisition, please refer to the press release titled, “Notice Concerning Acquisition (Futako Tamagawa Rise) of Domestic Real Estate” dated September 14, 2022.

(Note 2) For details of Green Finance Framework, please refer to website of TOKYU REIT.
 (<https://www.tokyu-reit.co.jp/eng/sustainability/greenfinance>)

(2) Details of Debt Financing

| Classification | Long-Term Debt (Green Loan) |
|------------------------|--|
| Lender | Syndicate of lenders arranged by MUFG Bank, Ltd. (Note 3) |
| Debt Financing Amount | ¥5,000 million |
| Interest Rate (Note 4) | Yet to be determined (Note 5) |
| Repayment Method | Lump-sum repayment on maturity |
| Drawdown Date | January 30, 2023 |
| Maturity Date (Note 6) | January 30, 2030 |
| Period | 7 years |
| Collateral | Unsecured, unguaranteed |

(Note 3) The syndicate of lenders consists of The Bank of Fukuoka, Ltd., The Yamagata Bank, Ltd., THE HACHIJUNI BANK, LTD., Kansai Mirai Bank, Limited, The Bank of Kyoto, Ltd., The 77 Bank, Ltd., The Chiba Bank, Ltd., JOYO BANK, Ltd., and THE NISHI-NIPPON CITY BANK, LTD.

(Note 4) Financing fees to be paid to the lenders are not included.

(Note 5) The applicable interest rates will be announced as soon as they are determined.

(Note 6) In case the repayment date is not a business day, such date will be the following business day or the preceding business day (if the immediately following business day falls into the following month).

2. 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 | - | - | - |
| Long-Term Debt Financing | 86,500 | 91,500 | +5,000 |
| Total Debt Financing | 86,500 | 91,500 | +5,000 |
| Investment Corporation Bonds | 11,000 | 11,000 | - |
| Interest-Bearing Debt | 97,500 | 102,500 | +5,000 |

3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on October 31, 2022.

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.