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For Immediate Release

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Notice Concerning Debt Financing

TOKYU REIT, Inc. ("TOKYU REIT") today announced that it has concluded agreements concerning debt financing. Details are as follows.

1. Rationale

Debt financing was conducted for the acquisition of trust beneficiary interest in real estate, namely the Ryoshin Harajuku Building, along with expenses related to that acquisition. For details of the acquisition, please refer to the press release dated June 25, 2008, "Notice Concerning Acquisition of Property."

2. Details of Debt Financing

Classification	Short-Term Debt Financing	Short-Term Debt Financing	Short-Term Debt Financing	Short-Term Debt Financing
Lender	The Sumitomo Trust & Banking Co., Ltd.	The Chuo Mitsui Trust and Banking Company, Limited	Mizuho Corporate Bank, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
Debt Financing Amount	¥1,400 million	¥1,400 million	¥1,400 million	¥9,800 million
Interest Rate	1.03417% (Floating interest rate) (*)	1.03417% (Floating interest rate) (*)	1.03417% (Floating interest rate) (*)	1.03417% (Floating interest rate) (*)
Borrowing Method	Unsecured, unguaranteed	Unsecured, unguaranteed	Unsecured, unguaranteed	Unsecured, unguaranteed
Repayment Method	Lump-sum repayment on maturity	Lump-sum repayment on maturity	Lump-sum repayment on maturity	Lump-sum repayment on maturity
Drawdown Date	June 27, 2008	June 27, 2008	June 27, 2008	June 27, 2008
Maturity Date	June 27, 2009	June 27, 2009	June 27, 2009	June 27, 2009

(*) The interest rates are applicable for a one-month period commencing June 27, 2008.

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

3. Total Debt After Debt Financing

	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	17,000	31,000	+14,000
Long-Term Debt Financing	56,000	56,000	0
Total Debt Financing	73,000	87,000	+14,000
Investment Corporation Bonds	10,000	10,000	0
Interest-Bearing Liabilities	83,000	97,000	+14,000

Reference

Interest-Bearing Debt Ratios after Debt Financing

Interest-bearing debt to total assets ratio	44.8%
Interest-bearing debt to total appraisal value ratio	38.7%
Long-term interest-bearing debt ratio	68.0%

* 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
For total assets, TOKYU REIT adopts the estimate for total assets on the close of the 10th financial period announced as of the 9th financial period settlement, considering debt financing and repayment already undertaken during the 10th financial period together with the debt financing and repayment amount that is the subject of this press release.
- Interest-bearing debt to total appraisal value ratio (%) = (Total interest-bearing debt + Security deposits and guarantee money without reserved cash) ÷ (Total estimated value of specified assets as of the period-end or total appraisal value as of the acquisition date) × 100
The total estimated value of specified assets is the total appraisal price as of the 9th period-end (January 31, 2008).
- 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.