

March 5, 2014

Real Estate Investment Trust Unit Issuer:
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Masahiro Horie
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(Securities Code: 8957)

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Notice Concerning Issuance of Investment Corporation Bonds

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to issue investment corporation bonds.

1. Issuance of the Investment Corporation Bonds

(1) Outline of the Investment Corporation Bonds

(i) Name of investment corporation bonds

TOKYU REIT, Inc. 5th Series Unsecured Investment Corporation Bonds
(Ranks *pari passu* in right of payment with certain investment corporation bonds)
(hereafter, “The investment corporation bonds”)

(ii) Total issue amount

¥3,000 million

(iii) Application of the Act on Book-Entry Transfer of Company Bonds, Shares, etc.

The investment corporation bonds in whole will be subject to application of the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc. Accordingly, investment corporation bond certificates will not be issued for the investment corporation bonds.

(iv) Issue price

Nominal par value of each bond: ¥100 per ¥100

(v) Redemption value

Nominal par value of each bond: ¥100 per ¥100

(vi) Annual interest rates

0.682%

- (vii) **Denomination**
¥100 million
- (viii) **Subscription and sales**
Public placement
- (ix) **Subscription term**
March 5, 2014
- (x) **Payment date**
March 11, 2014
- (xi) **Collateral**
The investment corporation bonds are unsecured, unguaranteed, and not backed by specific assets.
- (xii) **Redemption method and maturity date**
The entire amount of the principal of the investment corporation bonds will be redeemed on March 11, 2021.
The investment corporation bonds may be redeemed at any time from the day following the payment date, unless determined otherwise by the book-entry transfer agent.
- (xiii) **Interest payment dates**
March 11 and September 11 annually
- (xiv) **Special financial agreements**
Restrictions on collateral provision have been included.
- (xv) **Bond ratings**
Rating and Investment Information, Inc. A⁺
Standard & Poor's Ratings Japan K.K. A
Japan Credit Rating Agency, Ltd. AA⁻
- (xvi) **Book-entry transfer agent**
Japan Securities Depository Center, Incorporated
- (xvii) **Fiscal agent, issue agent and payment agent**
Mitsubishi UFJ Trust and Banking Corporation
- (xviii) **Underwriters**
Mizuho Securities Co., Ltd.

(2) Reason for Bond Issuance

The investment corporation bonds are being issued to make partial advanced repayment of short-term debt, and thereby further diversify repayment dates and extend the average duration of interest-bearing debt.

(3) Total Amount to be Procured, Use of Funds and Scheduled Outlay Period

(i) Total amount to be procured (approximate net balance)

¥2,980million

(ii) Specific use of funds and scheduled outlay period

The funds are scheduled to be allocated as part of funds for partial advanced repayment of short-term debt due for repayment on August 15, 2014 (¥8.0 billion). The advanced repayment schedule, etc. will be announced once determined.

2. Total Debt After Issuance of Investment Corporation Bonds

	Debt Balance Prior to Issuance (¥ millions)	Debt Balance After Issuance (¥ millions)	Change (¥ millions)
Short-Term Debt Financing	8,000	8,000	0
Long-Term Debt Financing	83,500	83,500	0
Total Debt Financing	91,500	91,500	0
Investment Corporation Bonds	11,500	14,500	3,500
Interest-Bearing Debt	103,000	106,000	3,500

3. Others

Regarding the Issue and Redemption of Investment Corporation Bonds risk, there is no change to the “Investment risks” of the latest securities report submitted on October 25, 2013.