

Real Estate Investment Trust Unit Issuer:
TOKYU REIT, Inc.
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Kazuyoshi Kashiwazaki
Executive Director
(Securities Code: 8957)

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Notice Concerning Debt Financing

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

1. Debt Financing

(1) Rationale

On January 25, 2018, TOKYU REIT repaid with cash on hand ¥2,000 million yen of debt borrowed from Nippon Life Insurance Company on July 29, 2011 and newly procured funds of ¥500 million yen from Nippon Life Insurance Company. TOKYU REIT will undertake a debt financing of ¥1,500 million yen, the amount it repaid, for the payment of cash distributions.

(2) Details of Debt Financing

Classification	Long-Term Debt
Lender	Nippon Life Insurance Company
Debt Financing Amount	¥1,500 million
Interest Rate	0.60 % (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	April 10, 2018
Maturity Date	October 10, 2023
Period	5.5 years
Collateral	Unsecured, unguaranteed

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	0	0	0
Long-Term Debt Financing	82,500	84,000	+1,500
Total Debt Financing	82,500	84,000	+1,500
Investment Corporation Bonds	9,500	9,500	0
Interest-Bearing Debt	92,000	93,500	+1,500

3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on October 27, 2017.

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.