TOKYU REIT

June 23, 2025

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

Investment Management Company:
Tokyu Real Estate Investment Management Inc.
Representative:
Momoko Sasaki
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 and Repayment of Long-Term Borrowing

TOKYU REIT, Inc. ("TOKYU REIT") today announced its decision to undertake long-term debt financing and repayment. Brief details are as follows.

1. **Debt Financing**

   (1) **Rationale**

   TOKYU REIT will undertake debt financing for procurement of funds to repay long-term debt maturing on June 25, 2025. In an effort to ensure stability in connection with the procurement of funds, TOKYU REIT has adopted strategies to convert its debt financing to fixed interest rate borrowings and to diversify repayment dates.

   (2) **Details of Debt Financing**

Classification	Long-Term Debt
Lender	Development Bank of Japan Inc.
Debt Financing Amount	¥5,000 million
Interest Rate	1.35255% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	June 25, 2025
Maturity Date (Note)	June 25, 2029
Period	4 years
Collateral	Unsecured, unguaranteed
Financing Fee	None

(Note) 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).

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2. **Repayment of Debt**
   Debt borrowed on June 25, 2015.

Classification	Long-Term Debt
Lender	Development Bank of Japan Inc.
Debt Financing Amount	¥5,000 million
Interest Rate	1.26125% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	June 25, 2015
Repayment Date	June 25, 2025
Maturity Date (Note)	June 25, 2025
Repayment Source	Debt finance mentioned above 1. Debt Financing
Period	10 years
Collateral	Unsecured, unguaranteed
Financing Fee	None

(Note) 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).

3. **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	95,500	95,500	-
Total Debt Financing	95,500	95,500	-
Investment Corporation Bonds	11,000	11,000	-
Interest-Bearing Debt	106,500	106,500	-

4. **Others**
   Regarding the loan repayment risk, there is no change to the "Investment risks" of the latest securities report submitted on April 25, 2025.

[Reference]

Timely Disclosure Relating to the Debt Financings to be Repaid (Except concerning decision of Interest Rate)

June 23, 2015   Notice Concerning Debt Financing and Repayment

*Website of TOKYU REIT: https://www.tokyu-reit.co.jp/eng/