

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 (Green Loan) and Repayment of Long-Term Borrowing

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

1. Debt Financing

(1) Rationale

The long-term debt to be repaid fulfills the criteria of the green finance framework as it constitutes part of funds for the extension work of Tokyu Toranomon Building, which is a specific asset fulfilling the green eligibility criteria, and the long-term debt will be refinanced with a green loan. The entire amount of the debt financing (Green Loan) will be allocated to funds for repayment of the long-term debt due for repayment on January 30, 2026.

For details of Green Finance, please refer to website of TOKYU REIT.

(<https://www.tokyureit.co.jp/eng/sustainability/greenfinance>)

(2) Details of Debt Financing

Classification	Long-Term Debt (Green Loan)
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,500 million
Interest Rate (Note 1)	Base interest rate (JBA three-month Japanese Yen TIBOR) +0.38%
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	January 30, 2026
Maturity Date (Note 2)	January 26, 2032
Period	6 years
Collateral	Unsecured, unguaranteed
Financing Fee	None

(Note 1) The initial interest payment date will be March 26, 2026, and subsequent interest payment dates will be the 26th of March, June, September and December of every year thereafter (if such date is not a business day, then the following business day will be the interest payment date, and if the following business day falls in the next month, then the interest payment date will be the business day prior to the original interest payment date). The base interest rate corresponding to the interest calculation period to be paid on the interest payment date is the JBA three-month Japanese Yen TIBOR presented by JBA TIBOR Administration two business days prior to the interest payment date (loan execution date for the initial payment of interest) for the immediately preceding interest calculation period. The determination of the interest rate for the said debt financing with floating interest will not be announced hereafter. For changes in the JBA Japanese Yen TIBOR, the base interest rate, please refer to JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>).

(Note 2) 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. Repayment of Debt

Debt borrowed on August 5, 2022.

Classification	Long-Term Debt
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,500 million
Interest Rate	0.56282% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	August 5, 2022
Repayment Date	January 30, 2026
Maturity Date (Note)	January 30, 2026
Repayment Source	Debt finance mentioned above 1. Debt Financing
Period	3.5years
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	94,500	94,500	-
Total Debt Financing	94,500	94,500	-
Investment Corporation Bonds	11,000	11,000	-
Interest-Bearing Debt	105,500	105,500	-

4. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on October 31, 2025.

[Reference]

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

August 3, 2022 Notice Concerning Long-Term Debt Financing

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

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.