

January 26, 2023

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

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Notice Concerning Long-Term Debt Financing (Green Loan) (Determination of Interest Rate)

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that the interest rate for the long-term debt financing (Green Loan) announced on January 19, 2023, has been determined. Details are as follows.

1. Long-Term Debt Financing (Determination of Interest Rate)

Classification	Long-Term Debt (Green Loan)
Lender	Syndicate of lenders arranged by MUFG Bank, Ltd. (Note 1)
Debt Financing Amount	¥5,000 million
Interest Rate (Note 2)	0.9775% (Fixed interest rate)
Repayment Method	Lump-sum repayment on maturity
Drawdown Date	January 30, 2023
Maturity Date (Note 3)	January 30, 2030
Period	7 years
Collateral	Unsecured, unguaranteed

(Note 1) The syndicate of lenders consists of The Bank of Fukuoka, Ltd., The Yamagata Bank, Ltd., THE HACHIJUNI BANK, LTD., Kansai Mirai Bank, Limited, The Bank of Kyoto, Ltd., The 77 Bank, Ltd., The Chiba Bank, Ltd., JOYO BANK, Ltd., and THE NISHI-NIPPON CITY BANK, LTD.

(Note 2) Financing fees to be paid to the lenders are not included.

(Note 3) 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).

[Reference]

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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.