

July 11, 2012

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

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## **Notice Concerning Amendment and Establishment of Commitment Line Agreement**

TOKYU REIT, Inc. ("TOKYU REIT") has today amended the term of its commitment line agreement. In addition to the aforementioned, TOKYU REIT today announced its decision to conclude a commitment line agreement becoming effect on July 12, 2012. Brief details are as follows.

### **1. Amendment to Commitment Line Agreement**

(1) Rationale	The amendment is made following expiry of the commitment line agreement (original agreement) executed on July 11, 2011. TOKYU REIT had executed the commitment line agreement with the aim of securing its financial credibility through the enhancement of liquidity on hand.
(2) Lender	Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. , Mitsubishi UFJ Trust and Banking Corporation
(3) Limit for the Commitment Line	¥ 1.6 billion respectively (¥ 4.8 billion in total)
(4) Agreement Execution Date	July 11, 2012
(5) Commitment Period	(Prior to amendment) July 12, 2011 to July 11, 2012 (After amendment) July 12, 2012 to July 11, 2013
(6) Securities/Guarantee	Unsecured/ Unguaranteed
(7) Application of Funds	Repayment of existing borrowings including investment corporation bonds

## 2. Establishment of Commitment Line Agreement

(1) Rationale	TOKYU REIT will conclude this new commitment line agreement with the aim of securing its financial credibility through the enhancement of liquidity on hand. The Sumitomo Trust and Banking Co., Ltd., The Chuo Mitsui Trust and Banking Company, Limited and Chuo Mitsui Asset Trust and Banking Company, Limited merged and formed Sumitomo Mitsui Trust Bank, Limited as of April 1, 2012. Accordingly this will consolidate commitment line agreements formerly executed with The Sumitomo Trust and Banking Co., Ltd. and The Chuo Mitsui Trust and Banking Company, Limited for ¥1,600 million respectively which expire on July 11, 2012.
(2) Lender	Sumitomo Mitsui Trust Bank, Limited
(3) Limit for the Commitment Line	3.2 billion
(4) Agreement Execution Date	July 11, 2012
(5) Commitment Period	July 12, 2012 to July 11, 2013
(6) Securities / Guarantee	Unsecured, unguaranteed
(7) Application of Funds	Repayment of existing borrowings including investment corporation bonds

## 3. Others

With the amendment and establishment of commitment line agreements, there is no change to the “Investment risks” of the latest securities report submitted on April 26, 2012.

### [Reference]

1. Timely Disclosure Relating to the Abovementioned Commitment Line Agreement  
July 11, 2011                      Notice Concerning Commitment Line

2. Others

Prior to concluding these commitment line agreements which were limited to ¥8.0 billion in total, TOKYU REIT had arranged commitment line agreements with Development Bank of Japan Inc. which was limited to ¥10 billion and Sumitomo Mitsui Trust Bank, Limited which was limited to ¥2.0 billion.  
There is no change to the Total of the Limit for the Commitment Line which was limited to ¥20 billion.  
As of July 11, 2012, TOKYU REIT has not undertaken any these Commitment Line Borrowings.

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.  
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