

April 14, 2026

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**(Update on Disclosed Matters) Notice Concerning Partial Amendment to
Disclosed Matters on the Acquisition of Domestic Real Estate
(Tokyu Susukino Building)**

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that it received a “written request for approval regarding extension of the response deadline” from the seller, Tokyu Corporation (“Tokyu”), due to a change to the initially assumed completion date of the corrective actions for the matters pointed out regarding legal compliance in the periodic inspection report of fire protection equipment, etc. at Tokyu Susukino Building (the “Property”), as described in the “Notice Concerning Acquisition (Togoshi Ginza Round Building and Tokyu Susukino Building) of Domestic Real Estate” dated March 16, 2026, and has also submitted a written approval (the “Document”).

1. Background of Submission of the Document

With respect to the Matters Pointed Out regarding the Property, TOKYU REIT announced in the initial notice that the corrective actions would be completed by the day prior to April 15, 2026, which is the delivery date of the Property, at the responsibility and expense of the seller, Tokyu. Subsequently, it became apparent on the part of Tokyu that corrective actions would require additional time, and that completion of such corrective actions by the day prior to the delivery date of the Property would be difficult.

2. Details of the Change

Based on the above situation, TOKYU REIT submitted the Document to Tokyu regarding an extension of the deadline for corrective actions relating to the Matters Pointed Out, and agreed to change the deadline for such corrective actions to July 31, 2026. The submission of the Document will have no impact on the delivery of the Property, nor will TOKYU REIT incur any costs.

3. Outlook

There will be no impact upon TOKYU REIT’s operating condition or distribution forecast due to the submission of the Document.

[Reference]

- March 16, 2026 “Notice Concerning Acquisition (Togoshi Ginza Round Building and Tokyu Susukino Building) of Domestic Real Estate”

*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 pressure, 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.