

July 10, 2026

Real Estate Investment Trust Unit Issuer:
TOKYU REIT, Inc.
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Momoko Sasaki
Executive Director
(Securities Code: 8957)

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Notice Concerning Amendment to Commitment Line Agreement

TOKYU REIT, Inc. (“TOKYU REIT”) has today amended the term of its commitment line agreement. Brief details are as follows.

1. Amendment to Commitment Line Agreement

(1)	Rationale	The amendment is made following expiry of the current commitment line agreement. TOKYU REIT has executed a commitment line agreement with the aim of securing its financial credibility through the enhancement of liquidity on hand and the aim of securing investment opportunities.	
(2)	Lender/	MUFG Bank, Ltd.	¥3.2 billion
	Limit for the Commitment Line	Sumitomo Mitsui Trust Bank, Limited	¥3.2 billion
		Mizuho Bank, Ltd.	¥1.6 billion
(3)	Agreement Execution Date	July 10, 2026	
(4)	Commitment Period	(Prior to amendment)	July 12, 2025 to July 11, 2026
		(After amendment)	July 12, 2026 to July 11, 2027
(5)	Securities/Guarantee	Unsecured/ Unguaranteed	
(6)	Application of Funds	Repayment of existing borrowings including investment corporation bonds and acquisition of property including trust beneficiary interest	

2. Others

With the amendment to commitment line agreements, there is no change to the “Investment risks” of the latest securities report submitted on April 24, 2026.

[Reference]

1. The Latest Timely Disclosure Relating to the Abovementioned Commitment Line Agreement
July 11, 2025 Notice Concerning Amendment to Commitment Line Agreement

2. Others

Prior to concluding these commitment line agreements, TOKYU REIT had arranged a commitment line agreement with Development Bank of Japan Inc. which was limited to ¥8.0 billion and Sumitomo Mitsui Trust Bank, Limited which was limited to ¥2.0 billion. As of today, TOKYU REIT has not undertaken any of these Commitment Line Borrowings.

*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.