

April 20, 2012

Real Estate Investment Trust Unit Issuer:
TOKYU REIT, Inc.
1-12-1, Dogenzaka,
Shibuya-ku, Tokyo, 150-0043, Japan
Masahiro Horie
Executive Director
(Securities Code: 8957)

Investment Management Company:
Tokyu Real Estate Investment Management Inc.
Representative:
Masahiro Horie
Representative Director & President, Chief Executive Officer
Inquiries:
Yosuke Koi
Director, Senior Executive Officer,
Chief Financial Officer & General Manager, Investor Relations
TEL: +81-3-5428-5828

Notice Concerning Commitment Line

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to conclude a commitment line agreement becoming effect on April 20, 2012. Details are as follows.

1. Rationale

TOKYU REIT will conclude this new commitment line agreement with the aim of ensuring efficient and appropriate cash management.

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 ¥1,000 million respectively which expire on April 20, 2012.

2. Details of Commitment Line

(1) Lender	Sumitomo Mitsui Trust Bank, Limited
(2) Limit for the Commitment Line	2.0 billion
(3) Agreement Execution Date	April 20, 2012
(4) Commitment Period	April 21, 2012 to April 20, 2013
(5) Securities/Guarantee	Unsecured, unguaranteed

3. Application of Funds

Operating Fund

4. Others

Regarding to conclude a commitment line agreement, there is no change to the “Investment risks” of the latest securities report submitted on October 27, 2011.

[Reference]

1. Prior to concluding this commitment line agreement, TOKYU REIT had arranged commitment line agreements with Development Bank of Japan Inc. which was limited to ¥10 billion, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd. and Mitsubishi UFJ Trust and Banking Corporation both of which were limited to ¥1.6 billion and Sumitomo Mitsui Trust Bank, Limited which was limited to ¥3.2 billion.
As of April 20, 2012, TOKYU REIT has not undertaken any these Commitment Line Borrowings.

2. Timely Disclosure Relating to the Abovementioned Commitment Line Agreement
April 21, 2005 Notice Concerning Commitment Line
April 20, 2006 Notice Concerning Amendment to Commitment Line Agreement
April 20, 2007 Notice Concerning Amendment to Commitment Line Agreement
April 18, 2008 Notice Concerning Amendment to Commitment Line Agreement
April 20, 2009 Notice Concerning Amendment to Commitment Line Agreement
April 20, 2010 Notice Concerning Amendment to Commitment Line Agreement
April 20, 2011 Notice Concerning Amendment to Commitment Line Agreement

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.