

July 11, 2013

Real Estate Investment Trust Unit Issuer:  
TOKYU REIT, Inc.  
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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, 2013. Brief details are as follows.

### 1. Amendment to Commitment Line Agreement

(1) Rationale	The amendment is made following expiry of the commitment line agreement. 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/ Limit for the Commitment Line	Sumitomo Mitsui Trust Bank, Limited ¥3.2 billion The Bank of Tokyo-Mitsubishi UFJ, Ltd. ¥1.6 billion Mitsubishi UFJ Trust and Banking Corporation ¥1.6 billion
(3) Agreement Execution Date	July 11, 2013
(4) Commitment Period	(Prior to amendment) July 12, 2012 to July 11, 2013 (After amendment) July 12, 2013 to July 11, 2014
(5) Securities/Guarantee	Unsecured/ Unguaranteed
(6) 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. Mizuho Corporate Bank, Ltd. and Mizuho Bank, Ltd. merged and formed Mizuho Bank, Ltd. as of July 1, 2013. Accordingly this will consolidate commitment line agreements formerly executed with Mizuho Corporate Bank, Ltd. for ¥1,600 million which expire on July 11, 2013.
(2) Lender	Mizuho Bank, Ltd.
(3) Limit for the Commitment Line	1.6 billion
(4) Agreement Execution Date	July 11, 2013
(5) Commitment Period	July 12, 2013 to July 11, 2014
(6) Securities / Guarantee	Unsecured, unguaranteed
(7) Application of Funds	Repayment of existing borrowings including investment corporation bonds

## 3. Others

With the amendment to commitment line agreements, there is no change to the “Investment risks” of the latest securities report submitted on April 26, 2013.

### [Reference]

1. Timely Disclosure Relating to the Abovementioned Commitment Line Agreement  
July 11, 2011 Notice Concerning Commitment Line  
[http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2011/2011.07.11\\_E.pdf](http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2011/2011.07.11_E.pdf)  
July 11, 2012 Notice Concerning Amendment and Establishment of Commitment Line Agreement  
[http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2012/2012.07.11\\_E.pdf](http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2012/2012.07.11_E.pdf)
2. Others  
Prior to concluding these commitment line agreements TOKYU REIT had arranged commitment line agreements with Development Bank of Japan Inc. which was limited to ¥9.0 billion and Sumitomo Mitsui Trust Bank, Limited which was limited to ¥2.0 billion.  
As of July 11, 2013, 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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