

December 25, 2013

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**Notice Concerning Soil/Groundwater Contamination of OKI System Center (*sokochi*)  
(Application for Designation of Area Pursuant to  
Article 14 of Soil Contamination Countermeasures Act)**

TOKYU REIT, Inc. (“TOKYU REIT”) announced that OKI System Center (*sokochi*) (the “Property”) seller Oki Electric Industry Co., Ltd., which is the leaseholder of the Property (the “Leaseholder”), filed an application for designation of an area pursuant to Article 14 of the Soil Contamination Countermeasures Act (the “Application”), as described below.

1. Date Application Filed  
December 25, 2013
2. Application Filed With  
Governor of Saitama Prefecture
3. Application Filed By  
Oki Electric Industry Co., Ltd.
4. Application for Designation of Area Pursuant to Article 14 of Soil Contamination Countermeasures Act

(1) Purpose

Concerning soil/groundwater contamination of the Property, the Leaseholder is conducting work to prevent the spread of soil/groundwater contamination to outside of the site at the expense of the Leaseholder as voluntary countermeasures as announced in the press releases “Notice Concerning Acquisition of Property” dated March 25, 2013 and “Notice Concerning Soil/Groundwater Contamination of OKI System Center (*sokochi*)” dated November 26, 2013. Recently, the Leaseholder and TOKYU REIT have reached an agreement to take additional countermeasures and voluntarily file an application pursuant to laws and regulations, leading to the decision for the Application to be filed by the Leaseholder.

The Application is for the purpose of the Leaseholder establishing an appropriate contamination status control structure, etc. by performing procedures pursuant to laws and regulations.

TOKYU REIT consented to the Application on the judgment that implementation of transparent countermeasures pursuant to laws and regulations will serve to maintain and enhance the value of the Property. Please note the Application is not due to finding unexpected soil/groundwater contamination, etc. after acquisition of the Property and that TOKYU REIT is not liable for expenses associated with the Application.

(2) Overview of the Application

Article 14 of the Soil Contamination Countermeasures Act stipulates that, in such cases as where soil contamination is found as a result of a voluntary investigation, owners, occupiers or other certain parties of the land may voluntarily file an application with a prefectural governor for designation of an area pursuant to the Soil Contamination Countermeasures Act.

After filing the Application, in the case where it is accepted by the prefectural governor, the contaminated land shall be designated as an area for which action is required or an area for which notification is required upon change to the form or nature (Furthermore, in the case of designation as an area for which action is required, a public notice shall be issued to that effect and the polluter, land owner, etc. shall be instructed to take action to remove or prevent the dispersion of such contamination or other measures. Moreover, in the case of designation as an area for which notification is required upon change to the form or nature, a public notice shall be issued to that effect and notification shall be required when certain changes intend to be made to the form or nature of said land.).

The Application is being filed by the Leaseholder (seller). Please note TOKYU REIT consented to the Application in advance.

(3) Response after Filing the Application

After filing the Application, the Property is expected to be designated as an area and the Leaseholder is scheduled to be instructed with the measures it is to take by the Governor of Saitama Prefecture in March 2014 (prospect).

Please note the Leaseholder and TOKYU REIT reached an agreement that the measures to be taken by the Leaseholder shall be at the discretion and expense of the Leaseholder (As of the date of this document, the Leaseholder is scheduled to take such measures by April 30, 2014.).

**[Reference]**

**Timely Disclosure Relating to the OKI System Center (*sokochi*)**

March 25, 2013	Notice Concerning Acquisition of Property <a href="http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.03.25_03_E.pdf">http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.03.25_03_E.pdf</a>
November 26, 2013	Notice Concerning Soil/Groundwater Contamination of OKI System Center ( <i>sokochi</i> ) <a href="http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.11.26_E.pdf">http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.11.26_E.pdf</a>