

March 31, 2021

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Notice Concerning Change of Tenant in Property under Management

TOKYU REIT, Inc. (“TOKYU REIT”) announced that it received a notice of cancellation for a lease agreement from the following tenant in Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building), a property invested by TOKYU REIT. Details are as follows.

1. Overview

(1) Tenant Name	: Tokyu Agency Inc.
(2) Property Name	: Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building) (the “Property”)
(3) Leased area	: 3,533.03 m ²
(4) Share in the total leasable area of the Property	: 100% * ¹
(5) Share in the total leasable area of TOKYU REIT	: 1.6% * ²
(6) Date of Cancellation (planned)	: January 31, 2022 * ³

*¹ Total leasable area (as of March 31, 2021) of the Property : 3,533.03 m²

*² Total leasable area (as of March 31, 2021) of TOKYU REIT : 223,710.81 m²

*³ When a tenant wishes to postpone the cancellation date, there is a special clause that permits postponement for a maximum of two months where, upon prior consultation with TOKYU REIT, the tenant can make an additional request in writing at least six months before the cancellation date above.

2. Outlook

There is no impact on the expected operating condition for the Fiscal Period Ending July 2021 (36th Fiscal Period) and the Fiscal Period Ending January 2022 (37th Fiscal Period) announced on March 26, 2021 as the Date of Cancellation (planned) is scheduled on January 31, 2022.

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.