

December 4, 2025

Real Estate Investment Trust Unit Issuer:  
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## **Notice Concerning the Submission of Shelf Registration Statement for Investment Corporation Bonds**

TOKYU REIT, Inc. (“TOKYU REIT”) announced that today it submitted to the Director-General of the Kanto Local Finance Bureau a shelf registration statement for investment corporation bonds it intends to offer. Brief details are as follows.

### **1. Overview of the Shelf Registration Statement**

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|----------------------------------|---|
| (1) Total issue amount (planned) | ¥100,000 million  |
| (2) Date of submission           | December 4, 2025  |
| (3) Issue period (planned)       | December 12, 2025, to December 11, 2027   |
| (4) Use of proceeds              | Acquisition of specified assets as defined under Article 2-1 of the Act on Investment Trusts and Investment Corporations and the maintenance, management and operation of said assets; repayment of debt financing; redemption of investment corporation bonds, including short-term bonds; refund of deposits and guarantees received from tenants; and other matters relating to TOKYU REIT's operations. |

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.