TOKYU REIT

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(Update on Disclosed Matters) Notice Concerning Change in Deadline for Corrective Actions on the Acquisition of Domestic Real Estate (Tokyu Susukino Building)

TOKYU REIT, Inc. ("TOKYU REIT") today announced that it received a "written request for approval regarding a further extension of the response deadline" from the seller, Tokyu Corporation ("Tokyu"), due to a change to the completion date of the corrective actions that had been anticipated as of April 14, 2026 for the matters pointed out regarding legal compliance in the periodic inspection report of fire protection equipment, etc. (the "Matters Pointed Out") at Tokyu Susukino Building (the "Property"), as described in the "Notice Concerning Acquisition (Togoshi Ginza Round Building and Tokyu Susukino Building) of Domestic Real Estate" dated March 16, 2026 and the "(Update on Disclosed Matters) Notice Concerning Partial Amendment to Disclosed Matters on the Acquisition of Domestic Real Estate (Tokyu Susukino Building)" dated April 14, 2026, and has also submitted a written approval (the "Document").

1. Background of Submission of the Document

With respect to the Matters Pointed Out regarding the Property, TOKYU REIT announced in the initial notice that the corrective actions would be completed by the day prior to April 15, 2026, which is the delivery date of the Property, at the responsibility and expense of the seller, Tokyu. In addition, TOKYU REIT announced in the notice dated April 14, 2026 that it had agreed with Tokyu to change the deadline for the corrective actions relating to the Matters Pointed Out to July 31, 2026. Thereafter, while Tokyu commenced and proceeded with the corrective work, it became apparent that there were construction-related issues at the site that had not been anticipated initially, necessitating additional review and revisions to the scope of the work. As a result, it was determined that completion of the corrective actions by the deadline announced on April 14, 2026 would be difficult.

2. Details of the Change

Based on the above situation, TOKYU REIT agreed with Tokyu to change the deadline for corrective actions relating to the Matters Pointed Out to September 30, 2026. TOKYU REIT will not incur any costs as a result of the submission of the Document.

3. Outlook

There will be no impact upon TOKYU REIT's operating condition or distribution forecast due to the submission of the Document.

[Reference]

・March 16, 2026 "Notice Concerning Acquisition (Togoshi Ginza Round Building and Tokyu Susukino Building) of Domestic Real Estate"
・April 14, 2026 "(Update on Disclosed Matters) Notice Concerning Partial Amendment to Disclosed Matters on the Acquisition of Domestic Real Estate (Tokyu Susukino Building)"

*Website of TOKYU REIT: https://www.tokyu-reit.co.jp/eng/