TOKYU REIT

September 14, 2026

Real Estate Investment Trust Unit Issuer:
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Notice Concerning Acquisition (STYLIO SHIN-MARUKO EKIMAE) of Domestic Real Estate

TOKYU REIT, Inc. ("TOKYU REIT") today announced that its investment management company, Tokyu Real Estate Investment Management Inc. ("Tokyu REIM"), had decided to acquire domestic real estate (the "Acquisition"). Brief details are as follows.

1. Acquisition Details

Property Name	STYLIO SHIN-MARUKO EKIMAE
Location	735-3, 735-2, Shinmarukomachi, Nakahara-ku, Kawasaki-shi, Kanagawa
Acquisition Price	¥2,200 million (Excluding acquisition-related costs, property tax, city planning tax, etc.)
Appraisal NOI Yield (Note 1)	3.4%
Appraisal NOI Yield After Depreciation (Note 2)	2.7%
Seller	TOKYU CORPORATION ("Tokyu") (Please refer to "5. Seller Profile")
Brokerage	None
Decision of Acquisition	September 14, 2026
Contract Date	September 14, 2026
Acquisition Date	October 13, 2026
Payment of Acquisition Costs	October 13, 2026

(Note 1) Calculated by dividing net operating income (NOI) based on the direct capitalization method stated in the appraisal report by the acquisition price, rounded to one decimal place.

(Note 2) Calculated by dividing the amount obtained after deducting the assumed depreciation estimated by Tokyu REIM from net operating income (NOI) based on the direct capitalization method stated in the appraisal report by the acquisition price, rounded to one decimal place.

2. Rationale

TOKYU REIT strives to improve the quality of its portfolio, taking into consideration trends in the capital market and real estate investment market as well as the growth potential of the portfolio's cash flow in the medium to long term. The Acquisition will be conducted as part of these efforts in accordance with the "Scope and Policy of Investment Management" as outlined in the Articles of Incorporation of TOKYU REIT.

The Shin-maruko area, where STYLIO SHIN-MARUKO EKIMAE (the "Property") is located, has Shin-maruko Station on the Tokyu Toyoko Line and Meguro Line as the nearest station, making it a residential district offering highly convenient access to central Tokyo and Yokohama. In addition, Nakahara-ku, Kawasaki-shi and Shinmarukomachi are areas where the population continues to increase and rental housing demand can thus be expected to remain resilient. The Shin-maruko Station vicinity features not only high living convenience, such as a concentration of shopping streets, eating and drinking establishments, etc., and the Musashi-kosugi area also being located adjacent but also a rich natural environment with the Tama River, parks, etc., making it an area offering an excellent balance of living convenience and residential environment.

The Property is a rental apartment building located approximately a 1-minute walk from Shin-maruko Station on the Tokyu Toyoko Line and Meguro Line and within walking distance of also Musashi-kosugi Station on Tokyu and JR railway lines. A relatively newly built property with the building completed in October 2025, it adopts a hotel-like interior hallway design and is equipped with equipment and specifications for outstanding security and convenience and housing features that consider thermal insulation and energy efficiency performance. Furthermore, with obtaining BELS Certification, meeting ZEH-M Oriented standards and so forth, it is a property that also considers for the environment.

Backed by excellent location characteristics and building specifications, the Property can expect stable leasing demand as well as rent growth over the medium to long term. These factors led to the decision to acquire the Property.

The Acquisition is part of a collaboration with Tokyu, the sponsor of TOKYU REIT, in line with TOKYU REIT's investment management strategy, the Capital Re-Investment Model (Note). A medium- to long-term increase in value in TOKYU REIT's priority investment areas is anticipated from this.

TOKYU REIT will continue to conduct investment management while closely monitoring trends in capital and real estate investment markets, all the while adhering to its investment policy. TOKYU REIT will strive to build a portfolio that leads to improvement in asset value and growth of net income per investment unit.

(Note) The Capital Re-Investment Model is a business model in which Tokyu and other sponsor companies re-invest funds collected from sales of properties to TOKYU REIT into real estate development along Tokyu line areas and other businesses, thereby revitalizing economic activities in investment target areas of TOKYU REIT as well as maintaining and enhancing the value of investment targeted areas and portfolio properties.

3. Details of Asset to Be Acquired

<table>
<tr><td colspan="2">Property Name</td><td colspan="2">STYLIO SHIN-MARUKO EKIMAE</td></tr>
<tr><td colspan="2">Type of Specified Asset</td><td colspan="2">Domestic real estate</td></tr>
<tr><td rowspan="3">Location</td><td rowspan="2">Registered</td><td>Land:</td><td>735-2, 735-3, Shinmarukomachi, Nakahara-ku, Kawasaki-shi, Kanagawa</td></tr>
<tr><td>Building:</td><td>735-3, 735-2, Shinmarukomachi, Nakahara-ku, Kawasaki-shi, Kanagawa</td></tr>
<tr><td>Residential</td><td colspan="2">None</td></tr>
<tr><td colspan="2">Access</td><td colspan="2">Approximately a 1-minute walk from Shin-maruko Station on the Tokyu Toyoko Line and Meguro Line
Approximately a 7-minute walk from Musashi-kosugi Station on the Tokyu Toyoko Line, Meguro Line and JR Nambu Line</td></tr>
<tr><td colspan="2">Use (Registered)</td><td colspan="2">Apartment complex, Clinic</td></tr>
<tr><td colspan="2">Area Classification</td><td colspan="2">Commercial district</td></tr>
<tr><td colspan="2" rowspan="2">Site/Floor Area (Registered)</td><td>Land:</td><td>341.03 m²</td></tr>
<tr><td>Building:</td><td>1,760.11 m²</td></tr>
<tr><td colspan="2">Structure (Registered)</td><td colspan="2">RC, 12F</td></tr>
<tr><td colspan="2">Completion Date (Registered)</td><td colspan="2">October 2025</td></tr>
<tr><td colspan="2">Design Company</td><td colspan="2">Atelier Nanjo Inc. (First-Class Registered Architect Office)</td></tr>
<tr><td colspan="2">Construction Company</td><td colspan="2">Keio Construction Co., Ltd.</td></tr>
<tr><td colspan="2">Inspection Authority</td><td colspan="2">Japan Building Inspection Association Co., Ltd.</td></tr>
<tr><td colspan="2">Structural Calculation Conformity Review Body</td><td colspan="2">URBAN HOUSING EVALUATION CENTER</td></tr>
<tr><td colspan="2">Earthquake Resistance</td><td colspan="2">PML: 4.6% (Based on the engineering report as of August 18, 2026, prepared by Tokio Marine dR Co., Ltd.)
PML (Probable Maximum Loss) refers to the expected maximum damages caused by earthquakes. Although there is no single authoritative definition of PML, the amount and percentage of damages in the event of the occurrence of the largest earthquake that is expected to happen once in 475 years are used. Calculations also include data relating to assessment of building conditions of individual properties, conformity to architectural design, assessment of ground conditions of the relevant site and assessment of seismic performance.</td></tr>
<tr><td colspan="2" rowspan="2">Type of Ownership</td><td>Land:</td><td>Proprietary ownership</td></tr>
<tr><td>Building:</td><td>Proprietary ownership</td></tr>
<tr><td colspan="2">Acquisition Date</td><td colspan="2">October 13, 2026</td></tr>
<tr><td colspan="2">Acquisition Price</td><td colspan="2">¥2,200 million</td></tr>
<tr><td colspan="2" rowspan="2">Appraisal Value</td><td colspan="2">¥2,260 million (effective date of value: August 1, 2026)</td></tr>
<tr><td colspan="2">Appraiser: Japan Real Estate Institute</td></tr>
<tr><td colspan="2">Building Assessment Reporter</td><td colspan="2">Tokio Marine dR Co., Ltd.</td></tr>
<tr><td colspan="2">Date of Building Assessment Report</td><td colspan="2">August 18, 2026</td></tr>
<tr><td colspan="2">Property Management Company</td><td colspan="2">Tokyu Housing Lease Corporation (planned) (Note 1)</td></tr>
<tr><td colspan="2">Security/Guarantee</td><td colspan="2">TOKYU REIT has no plan to pledge collateral after the acquisition.</td></tr>
<tr><td colspan="2">Master Lessee Company</td><td colspan="2">Tokyu Housing Lease Corporation</td></tr>
<tr><td colspan="2">Type of Master Lease Agreement</td><td colspan="2">Pass-through</td></tr>
<tr><td colspan="2">Special Items</td><td colspan="2">Hexavalent chromium exceeding the standards of the Soil Contamination Countermeasures Act has been detected on the land. In acquiring the Property, TOKYU REIT commissioned Tokio Marine dR Co., Ltd. to conduct a soil contamination risk survey. The company reported that there is thought to be little health risk as the areas outside the building footprint are covered with concrete, gravel or other layers and as the groundwater and such are not used for drinking purposes either.</td></tr>
</table>

Lease Details (Note 2)		
	Total Number of Tenants	1 (Total Number of End Tenants: 42)
	Total Rental Income	¥7 million a month
	Lease Deposits and Guarantee Deposits	¥23 million
	Total Leased Area	1,296.51 m²
	Total Leasable Area	1,296.51 m²
	Occupancy Rate	100.0%

(Note 1) TOKYU REIT plans to enter into a property management agreement with the company on the Property's acquisition date.
(Note 2) The figures are as of August 2026.

4. Property Appraisal Summary

(JPY in thousands) (rounded down to the nearest specified unit)

Property Name: STYLIO SHIN-MARUKO EKIMAE	Estimation	Notes
Appraisal Firm: Japan Real Estate Institute		
Effective Date of Value	Aug. 1, 2026	—
Type of Value	Market Value	—
Appraisal Value	2,260,000	Value Indicated by Income Capitalization Approach
Value Indicated by Income Approach	2,260,000	Average of Direct Capitalization and DCF Methods
Value Indicated by Direct Capitalization Method	2,280,000	—
(1) Operating Revenue (a.−b.)	91,120	—
a. Potential Gross Income (rental income, common area charges income, utilities reimbursement, etc.)	94,914	We calculated the rental income and common area charges income based on their stabilized figures, which were based on the current rents and market rent.
b. Vacancy Loss	3,794	We utilized the stabilized occupancy rate, which was based on the occupancy rate trend of similar properties in the local market and the past occupancy rate of the subject property and its future prediction.
(2) Operating Expenses (c.+d.+e.+f.+g.+h.+i. +j.)	17,058	—
c. Building Maintenance Cost	3,750	Maintenance costs were estimated with reference to those of comparable properties, taking into consideration the characteristics of the subject property.
d. Utilities Expenses	1,000	Utility costs were estimated with reference to those of comparable properties, taking into consideration the characteristics of the subject property.
e. Repair Expenses	1,203	Repair costs were estimated by taking into consideration the future management plan, the cost levels of comparable properties, and the average annual repair/replacement costs indicated in the engineering report.
f. Property Management Fee	1,609	Based on the past figures/characteristics of the subject property and the management fees of similar properties.
g. Tenant Solicitation Expenses, etc.	3,935	We used the annual average amount of the subject property based on the expected turnover rate of tenants.
h. Property Taxes	5,071	Based on the property tax information of the subject property (e.g., taxable value and tax increment adjustments).
i. Property Insurance	165	Insurance premiums were estimated with reference to the premium rates for buildings comparable to the subject building.
j. Other Expenses	325	Internet usage fees were recognized as other costs.
(3) Net Operating Income (NOI) ((1)−(2))	74,062	—
(4) Investment Profits from Refundable Deposits	194	The outstanding balance of security deposits was assumed to be invested to yield a 1.0% annual return. We calculated the outstanding amount by considering the stabilized security deposit and occupancy rate.
(5) Capital Expenditure	1,250	We assumed that a constant amount for capital expenditures would be set aside on a yearly basis considering the building age of the subject property, typical annual expenditures of similar properties, and average annual repair/replacement expenditures in the engineering report.
(6) Net Cash Flow (NCF) ((3)+(4)−(5))	73,006	—
(7) Overall Capitalization Rate	3.2%	—
Value Indicated by DCF Method	2,230,000	—
Discount Rate	3.0%	—
Terminal Capitalization Rate	3.3%	—
Value Indicated by Cost Approach	1,900,000	—
Ratio of Land Value	68.6%	—
Ratio of Building Value	31.4%	—
Reconciliation before Arriving at the Value Conclusion	We placed the most emphasis on the value through the income capitalization approach, which we judged better reflects the actual price formation process in the market.	

The above appraisal value conclusion is a value opinion as of the effective date of value, indicated by the licensed real estate appraiser in conformity with the Japanese Real Estate Appraisal Act and Real Estate Appraisal Standards. A reappraisal of the same property could result in another value if it were carried out either by a different appraiser, with different methods, or at a different time. This appraisal does not guarantee or assure, at present or in the future, any sales transactions at the concluded value.

5. Seller Profile

Company Name		TOKYU CORPORATION
Head Office Address		5-6 Nanpeidai-cho, Shibuya-ku, Tokyo
Representative		Masahiro Horie, President & Representative Director
Business Activities		Real estate leasing and sales business, other business
Capital		¥121,724 million (as of March 31, 2026)
Foundation Date		September 2, 1922
Net Assets of the Previous Business Year		¥959,506 million (as of March 31, 2026) (consolidated results)
Total Assets of the Previous Business Year		¥2,922,828 million (as of March 31, 2026) (consolidated results)
Major Shareholder and Shareholding Ratio		The Master Trust Bank of Japan, Ltd. (trust account): 13.06% (as of March 31, 2026)
Relationship between the Investment Corporation or its Investment Management Company and the Company		
	Capital Relationship	As of the end of July 2026, the Company holds TOKYU REIT investment units (15.24% of the total number of investment units issued and outstanding). In addition, the Company is the parent company (100% stake) of Tokyu REIM, and falls under the category of interested person, etc. as defined in the Act on Investment Trusts and Investment Corporations and the Order for Enforcement of the Investment Trust Act.
	Personnel Relationship	The Company falls under the category of company from which officers/employees of Tokyu REIM are seconded.
	Business Relationship	The Company falls under the category of property management company of TOKYU REIT, and lessee, etc. of real estate held by TOKYU REIT.
	Status of Classification as Related Party	The Company falls under the category of related party of TOKYU REIT and Tokyu REIM.

6. Status of Property Acquirers, Etc.

	Current Owner	Previous Owner
Company Name	TOKYU CORPORATION	(Land) Party other than party that has particular vested interest (Building) No previous owner because the Property was a property developed by the current owner.
Relationship with Party that has Particular Vested Interest	Please refer to “5. Seller Profile; Relationship between the Investment Corporation or its Investment Management Company and the Company” above.	
Acquisition Process, Rationale, etc.	Development purpose	
Acquisition Price	(Land) Omitted because the Property has been owned by the current owner for more than 1 year. (Building) Omitted because the Property was a property developed by the current owner.	
Acquisition Date	(Land) April 2023, July 2023 (Building) October 2025	

7. Transactions with Interested Persons, Etc.

Since Tokyu, which is scheduled to be the seller of the Property, is categorized as a Related Party (Note) under TOKYU REIM's self-imposed Rules on Related-Party Transactions, multiple checks have been conducted based on the rules and the execution of the sale agreement has been approved by TOKYU REIT's board of directors based on the results. Having completed the above procedures, TOKYU REIT shall acquire the Property at no more than the property appraisal value. Furthermore, TOKYU REIT has received a second opinion report from CBRE K.K stating that the value and valuation process for the subject property was adequate.

(Note) "Related Party" includes the "Interested Persons, etc." defined in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations, and means collectively (1) and (2) below.

(1) TOKYU CORPORATION and its subsidiaries (any entity that falls under the following);

・ TOKYU CORPORATION;
・ A subsidiary of TOKYU CORPORATION;
・ A tokutei mokuteki kaisha (TMK) or special purpose entity (SPE) that was established based on the intention of TOKYU CORPORATION or a subsidiary of TOKYU CORPORATION and where the share of investment by silent partnership or other investment shares in that entity by the respective company exceeds 50%;

(2) Affiliates of TOKYU CORPORATION

8. Settlement Method

Payment of acquisition costs for the Acquisition will be conducted at time of delivery for the property.

9. Financing Details

TOKYU REIT intends to fund the Acquisition using cash on hand.

10. Outlook

The impact of the Acquisition on the operating conditions for the Fiscal Period Ending January 2027 (47th Fiscal Period) will be minimal. For details of the forecasts of operating results for the Fiscal Period Ending January 2027 (47th Fiscal Period) and the Fiscal Period Ending July 2027 (48th Fiscal Period), please refer to the "FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED JULY 2026" announced today.

Attachments

1. Property Portfolio After the Acquisition (assumption figure as of October 13, 2026)
2. Second Opinion Summary
3. Location Map of STYLIO SHIN-MARUKO EKIMAE
4. Photograph of STYLIO SHIN-MARUKO EKIMAE

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

TOKYU REIT

Attachment 1

Property Portfolio After the Acquisition (assumption figure as of October 13, 2026)

Use	Property Name	Area *1	Acquisition Date	Acquisition Price (million yen)	Ratio(%) *2	Appraisal Value at the end of July 2026 (FP46) (million yen)
Retail	QFRONT	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	September 10, 2003	15,100	6.1%	40,700
	Lexington Aoyama	Tokyo Central 5 Wards	September 11, 2003	4,800	1.9%	6,600
	TOKYU REIT Omotesando Square	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	September 10, 2003	5,770	2.3%	11,100
	TOKYU REIT Shibuya Udagawa-cho Square	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	March 1, 2004	6,600	2.7%	15,500
	cocoti	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	April 6, 2005 *3	14,700	9.9%	23,900
			August 2, 2005 *4	9,800		
	TOKYU REIT Jiyugaoka Square	Tokyu Areas	October 1, 2019 *5	1,548	1.3%	3,640
			March 4, 2020 *6	1,611		
	Tokyu Susukino Building	Tokyu Areas	April 15, 2026	2,400	1.0%	2,490
Retail Total				62,330	25.1%	103,930
Office	Tokyu Nampeidai-cho Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	September 11, 2003	4,660	1.9%	8,270
	Tokyu Sakuragaoka-cho Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	September 11, 2003	6,620	2.7%	12,800
	TOKYU REIT Kamata Building	Tokyu Areas	September 10, 2003	4,720	1.9%	6,220
	Tokyu Ikejiri-ohashi Building	Tokyu Areas	March 28, 2008	5,480	2.2%	6,690
	Kojimachi Square	Tokyo Central 5 Wards	March 19, 2010	9,030	3.6%	10,700
	TOKYU REIT Shinjuku Building	Tokyo Central 5 Wards	March 26, 2010	9,000	3.6%	13,800
	Akihabara Sanwa Toyo Building	Tokyo Central 5 Wards	October 29, 2010	4,600	1.9%	7,300
	TOKYU REIT Shibuya R Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	August 16, 2013	5,270	2.1%	10,400
	Tokyu Toranomon Building	Tokyo Central 5 Wards	August 16, 2013	15,000	7.5%	26,200
			January 9, 2015 *7	1,850		
			June 30, 2022 *8	1,700		
	TOKYU REIT Shinjuku 2 Building	Tokyo Central 5 Wards	October 30, 2015	2,750	1.1%	3,460
	Tokyu Bancho Building	Tokyo Central 5 Wards	March 24, 2016 *9	12,740	11.5%	31,600
			March 28, 2019 *10	1,040		
			July 19, 2024 *11	14,700		
	TOKYU REIT Ebisu Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	August 1, 2018	4,500	1.8%	4,820
	Shibuya Dogenzaka Sky Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	March 28, 2019	8,100	3.3%	8,940
	OKI Shibaura Office	Tokyo Central 5 Wards	September 28, 2020	11,900	4.8%	14,000
	TOKYU REIT Shibuya Miyashita Koen Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	March 29, 2021	6,000	2.4%	6,390
	Aoyama Oval Building	Tokyo Central 5 Wards and Tokyu Areas (Shibuya)	December 10, 2021	18,600	7.5%	19,500
	Meguro Higashiyama Building	Tokyu Areas	March 24, 2022	8,100	3.3%	8,510
	Togoshi Ginza Round Building	Tokyu Areas	April 15, 2026	3,150	1.3%	3,290
Office Total				159,510	64.3%	202,890
Residence	STYLIO TORITSUDAIGAKU	Tokyu Areas	November 15, 2017	1,200	0.5%	1,440
	STYLIO FIT MUSASHIKOSUGI	Tokyu Areas	January 20, 2021	1,500	0.6%	1,690
	STYLIO FIT SHINTSUNASHIMA	Tokyu Areas	July 5, 2024	1,000	0.4%	1,220
	STYLIO SHIN-MARUKO EKIMAE	Tokyu Areas	October 13, 2026	2,200	0.9%	2,260 ※12
Residence Total				5,900	2.4%	6,610
Complex	Futako Tamagawa Rise	Tokyu Areas	January 31, 2023	20,200	8.1%	20,400
Complex Total				20,200	8.1%	20,400
Total				247,940	100.0%	333,830

*1 Properties located in Shibuya Ward are indicated by (Shibuya).
*2 Ratio is rounded to one decimal place. Accordingly, the subtotal and total may not exactly match the sum of relevant items.
*3 Details of the 60% portion of trust beneficiary interests acquired under quasi-co-ownership.
*4 Details of the 40% portion of trust beneficiary interests acquired under quasi-co-ownership.
*5 Details of the 49% portion of trust beneficiary interests acquired under quasi-co-ownership.
*6 Details of the 51% portion of trust beneficiary interests acquired under quasi-co-ownership.
*7 Details of the contiguous land (251.91 m²) additionally acquired on January 9, 2015.
*8 Details of the Extended Portion additionally acquired on June 30, 2022.
*9 Details of the 49% portion of trust beneficiary interests acquired under quasi-co-ownership.
*10 Details of the 3.6% portion of trust beneficiary interests acquired under quasi-co-ownership.
*11 Details of the 47.4% portion of trust beneficiary interests acquired under quasi-co-ownership.
*12 Appraisal value with August 1, 2026 as the effective date of value.

Attachment 2

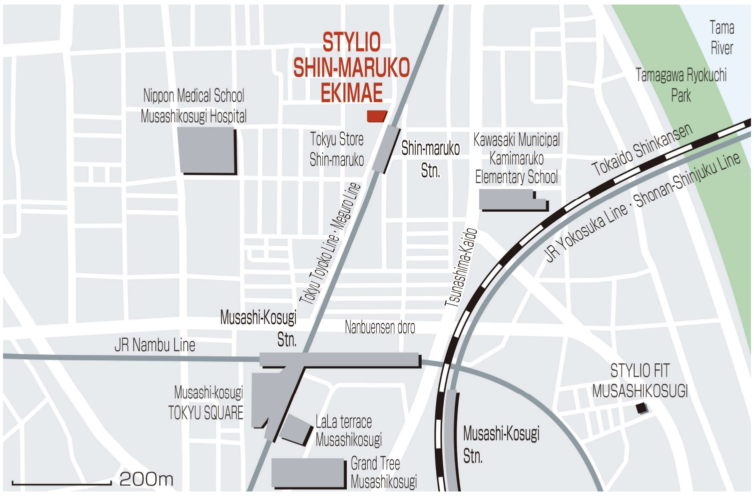
Second Opinion Summary

Subject Property	STYLIO SHIN-MARUKO EKIMAE
Judgment of Subject Value	Reasonable and proper
Basis of Value and Scope of Valuation	Reasonable and proper
Highest and Best Use of the Subject Property as Improved	Reasonable and proper
The Income Capitalization Approach and Its Indicated Value	Reasonable and proper
The Cost Approach and Its Indicated Value	Reasonable and proper
Reconciliation of the Indicated Values	Reasonable and proper

Above summary is the abstract of the Real Estate Letter of Opinion prepared by CBRE K.K., where the contents of the Appraisal Report (No. 15-11-00022643-000) by Japan Valuers Co., Ltd. have been examined. It is noted that this Letter of Opinion itself is not regarded to be a valuation report fully in accordance with Japan's Real Estate Appraisal Act.

Attachment 3

Location Map of STYLIO SHIN-MARUKO EKIMAE



Attachment 4

Photograph of STYLIO SHIN-MARUKO EKIMAE

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 pressure, and relevant regulations.
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