

July 11, 2011

Real Estate Investment Trust Unit Issuer:
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Masahiro Horie
Executive Director
(Securities Code: 8957)

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Notice Concerning Commitment Line

TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to conclude a commitment line agreement becoming effect on July 11, 2011. Details are as follows.

1. Rationale

TOKYU REIT will conclude a new commitment line agreement to secure its financial credibility through the enhancement of liquidity on hand.

2. Details of Commitment Line

(1) Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust and Banking Co., Ltd. The Chuo Mitsui Trust and Banking Company, Limited Mizuho Corporate Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation
(2) Limit for the Commitment Line	1.6 billion respectively (8 billion in total)
(3) Agreement Execution Date	July 11, 2011
(4) Commitment Period	July 12, 2011 to July 11, 2012
(5) Securities/Guarantee	Unsecured, unguaranteed

3. Application of Funds

Repayment of existing borrowings including investment corporation bonds

4. Others

Regarding to conclude a commitment line agreement, there is no change to the “Investment risks” of the latest securities report submitted on April 28, 2011.

[Reference]

Prior to concluding this commitment line agreement, TOKYU REIT had arranged commitment line agreements with The Sumitomo Trust and Banking Co., Ltd. and The Chuo Mitsui Trust and Banking Company, Limited, both of which were limited to ¥1 billion.

And TOKYU REIT had arranged commitment line agreements with Development Bank of Japan Inc. which was limited to ¥10 billion. As of July 11, 2011, TOKYU REIT has not undertaken any these Commitment Line Borrowings.

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.