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**Notice Concerning Soil/Groundwater Contamination of OKI System Center (*sokochi*)
(Public Notice Pertaining to Article 14 of Soil Contamination Countermeasures Act)**

TOKYU REIT, Inc. (“TOKYU REIT”) announced that a public notice was issued by the Governor of Saitama Prefecture today concerning the application for designation of an area pursuant to Article 14 of the Soil Contamination Countermeasures Act (the “Application”) filed on December 25, 2013 by OKI System Center (*sokochi*) (the “Property”) seller Oki Electric Industry Co., Ltd., which is the leaseholder of the Property (the “Leaseholder”), as described below.

1. Public Notice Date

March 18, 2014

2. Public Notice By

Governor of Saitama Prefecture

3. Public Notice Content

(1) Designation of Area which Requires Action

i. Designated Area

Part of OKI System Center (*sokochi*)

ii. Types of Designated Hazardous Substances Not Conforming to Standards of Article 31, Paragraph 1 of Ordinance for Enforcement of the Soil Contamination Countermeasures Act

1,1-dichloroethylene; cis-1,2-dichloroethylene; tetrachloroethylene; trichloroethylene; and benzene

iii. Instructed Action to be Taken

In-situ containment or containment by seepage control work

(2) Designation of Area for which Changes to Form or Nature Require Notification

i. Designated Area

Part of OKI System Center (*sokochi*)

ii. Types of Designated Hazardous Substances Not Conforming to Standards of Article 31, Paragraph 1 of Ordinance for Enforcement of the Soil Contamination Countermeasures Act

Arsenic and its compounds, and fluorine and its compounds

iii. Types of Designated Hazardous Substances Not Conforming to Standards of Article 31, Paragraph 2 of Ordinance for Enforcement of the Soil Contamination Countermeasures Act

Lead and its compounds

4. Response to Instructed Action to be Taken

Concerning the area designated as an area which requires action, in response to the instructed action to be taken as specified in the public notice, the Leaseholder will prevent the spread of groundwater contamination by using a water pumping facility as an action permitted by the Soil Contamination Countermeasures Act and the Ordinance for Enforcement of the Soil Contamination Countermeasures Act as having an effect that is equal to or greater than in-situ containment or containment by seepage control work. The groundwater that is pumped up will be treated to conform to standards (the “Groundwater Pumping Action”).

The Leaseholder has been voluntarily implementing work to prevent the spread of soil/groundwater contamination to outside of the site since before taking the Groundwater Pumping Action. Taking the Groundwater Pumping Action in addition to this is anticipated to lead to not only prevention of the spread of groundwater contamination but also improvement in the groundwater contamination status.

The Leaseholder is scheduled to report the action taken to the Governor of Saitama Prefecture.

Please note that the Leaseholder and TOKYU REIT have reached an agreement that the action to be taken by the Leaseholder shall be taken at the discretion and expense of the Leaseholder by April 30, 2014. Accordingly, TOKYU REIT is not liable for expenses (excluding cost of preparation of Engineering Report and the other) associated with the public notice and implementation of the Groundwater Pumping Action based on the public notice.

In addition, concerning the area designated as an area for which changes to form or nature require notification, there is no instructed action to be taken, but notification is required when there are intentions to excavate land or make other certain changes to the form or nature of said land.

[Reference]

Timely Disclosure Relating to the OKI System Center (*sokochi*)

March 25, 2013	Notice Concerning Acquisition of Property http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.03.25_03_E.pdf
November 26, 2013	Notice Concerning Soil/Groundwater Contamination of OKI System Center (<i>sokochi</i>) http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.11.26_E.pdf
December 25, 2014	Notice Concerning Soil/Groundwater Contamination of OKI System Center (<i>sokochi</i>) (Application for Designation of Area Pursuant to Article 14 of Soil Contamination Countermeasures Act) http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.12.25_E.pdf