

May 1, 2026

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Notice Concerning Change of Tenant in Property under Management

TOKYU REIT, Inc. (“TOKYU REIT”) announces that it has received a notice of cancellation from the tenant listed below with respect to Tokyu Ikejiri-ohashi Building, which is an asset under management of TOKYU REIT.

1. Overview

(1) Tenant Name	- (Note 1)
(2) Property Name	Tokyu Ikejiri-ohashi Building (the “Property”)
(3) Leased area to be vacated	1,633.40 m ²
(4) Share in the total leasable area of the Property	28.6% (Note 2)
(5) Share in the total leasable area of TOKYU REIT	1.06% (Note 3)
(6) Monthly rent	- (Note 1)
(7) Date of Cancellation (planned)	October 31, 2026

(Note 1) Tenant name and Monthly rent have not been disclosed as the tenant has not provided consent.

(Note 2) Total leasable area (as of March 31, 2026) of the Property : 5,710.32m²

(Note 3) Total leasable area (as of March 31, 2026) of TOKYU REIT : 154,281.51m²

2. Outlook

Since the planned cancellation date is October 31, 2026, there is no impact of the event on the operating conditions for the forty-sixth fiscal period (ending July 31, 2026), and as the impact on the operating conditions for the forty-seventh fiscal period (ending January 31, 2027) is minimal, there is no change to the operating conditions forecasts.

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

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.