



For Immediate Release

Real Estate Investment Trust Securities Issuer  
Tokaido REIT, Inc.  
2-2-1 Otemachi, Chiyoda-ku, Tokyo  
Representative: Yoshinobu Kato, Executive Director  
(Securities Code: 2989)

Asset Manager  
Tokaido REIT Management Co., Ltd.  
Representative: Yoshinobu Kato,  
Representative Director and President  
Contact: Yoichi Kubota,  
General Manager Financial Planning Department  
TEL: +81-3-6281-6880

## Notice Concerning Completion of Acquisition of Investment Units by the Asset Management Company

Tokaido REIT Management Co., Ltd. (the “Asset Management Company”), the asset management company to which Tokaido REIT Investment Corporation (“Tokaido REIT”) entrusts its asset management, hereby announces that it has today completed the acquisition of investment units of Tokaido REIT (the “Investment Units”) (the “Acquisition”). The Acquisition was conducted based on a resolution of the Asset Management Company’s board of directors meeting held on January 14, 2026, and in accordance with the “Rules on the Operational Management, etc. of Regular Members” and the “Enforcement Rules of the Rules on the Operational Management, etc. of Regular Members” (collectively, the “Association Rules, etc.”) established by the Investment Trusts Association, Japan.

The Acquisition was carried out through the sale of 902 investment units by the underwriters of the Offering to the Asset Management Company, as a designated purchaser by Tokaido REIT, out of the 69,038 Investment Units subject to the public offering (the “Public Offering”) in connection with the issuance of new investment units and the secondary offering of investment units (the “Secondary Offering through Over-allotment”) resolved by Tokaido REIT at its board of officers meetings held on January 13, 2026 and January 20, 2026.

### Details

#### 1. Overview of the Acquisition

- 1) Date of the Acquisition  
February 2, 2026 (Monday)
- 2) Number of investment units and total amount of the Acquisition  
Number of investment units: 902 units  
Total amount: 99,895,598 JPY
- 3) Number of Investment Units held by the Asset Management Company and the total amount after the

Disclaimer: This document is a press release for public announcement concerning completion of the acquisition of investment units by the Asset Management Company, and has not been prepared for the purpose of soliciting investment. When investing, please ensure that you review the prospectus for the issuance of new investment units and the secondary offering of investment units, as well as any amendments thereto, prepared by Tokaido REIT, and make any investment decision at your own discretion and responsibility.

#### Acquisition

Number of investment units: 2,252 units

Total amount: 252,832,338 JPY (The total amount indicates the total acquisition price of the Investment Units held by the Asset Management Company.)

4) Method of acquisition

Through the designation of the purchaser in the Offering.

5) Other information for unitholder protection.

The Acquisition by the Asset Management Company is being conducted as part of a "same-boat investment." Tokaido REIT believes that aligning the interests of Tokaido REIT, the Asset Management Company, and the sponsor will contribute to gaining the trust of unitholders, and aims to clearly demonstrate the Asset Management Company's commitment to the future growth of Tokaido REIT.

In light of the above purpose, the Asset Management Company intends to continue holding the Investment Units acquired through the Acquisition.

## 2. Others

Regarding the handling of the Investment Units after their acquisition by the Asset Management Company, Tokaido REIT Management shall manage and operate them in accordance with the Association Rules, etc. and its internal regulations.

For details concerning the Offering and the Secondary Offering through Over-allotment, please refer to the "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated January 13, 2026 and "Notice Concerning Decision on Price, etc. Regarding Issuance of New Investment Units and Secondary Offering of Investment Units" dated January 20, 2026. Please also refer to the "Notice Concerning Acquisition of Investment Units by the Asset Management Company" dated January 14, 2026, in addition to this document, regarding the Acquisition.

\* Tokaido REIT website: <https://www.tokaido-reit.co.jp>

This English press release is a translation of the Japanese original, provided for informational purposes only.

Disclaimer: This document is a press release for public announcement concerning completion of the acquisition of investment units by the Asset Management Company, and has not been prepared for the purpose of soliciting investment. When investing, please ensure that you review the prospectus for the issuance of new investment units and the secondary offering of investment units, as well as any amendments thereto, prepared by Tokaido REIT, and make any investment decision at your own discretion and responsibility.