

September 11, 2003

For Immediate Release

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Notice Concerning Acquisition of Properties and Debt Financing

TOKYU REIT, Inc. ("TOKYU REIT") today announced details of the acquisition of certain properties and debt financing, summarized as follows.

1. Property Acquisition

(1) Rationale

The acquisition of properties in the form of trust beneficial interests is in accordance with TOKYU REIT's fundamental policy to acquire properties as stipulated in its Articles of Incorporation.

The acquisition is also in accordance with TOKYU REIT's offering circular concerning the issue and sale of investment units dated August 2003. Today's announcement relates to the purchase of six properties from its total of 11 designated "initial properties." Five other properties were acquired on September 10, 2003.

(2) Acquisition Details

(1) Type of 6 properties in the form of trust beneficial interests
Acquisition:

(2) Property Names:	Lexington Aoyama	Property 1
	Tokyu Saginuma 2 Building	Property 2
	Tokyu Nampeidai-cho Building	Property 3
	Tokyu Sakuragaoka-cho Building	Property 4
	Setagaya Business Square	Property 5
	Tokyo Nissan Taito Building	Property 6
(3) Acquisition Prices:	Property 1	¥4,800 million
	Property 2	¥1,290 million
	Property 3	¥4,660 million
	Property 4	¥6,620 million
	Property 5	¥22,400 million
	Property 6	¥4,450 million

Translation Purpose Only

- (4) Acquisition Date: September 11, 2003, in accordance with beneficial interest transfer agreements
- (5) Sellers:
 - Property 1 Repus Capital Corporation
 - Property 2 NSS Asset Funding Corporation
 - Property 3 NSS Asset Funding Corporation
 - Property 4 NSS Asset Funding Corporation
 - Property 5 SBS Asset Funding Corporation
 - Property 6 Repus Capital Corporation
- (6) Financing: Cash on hand and debt financing

(3) Property Details

Property 1: Lexington Aoyama

Trustee	The Chuo Mitsui Trust and Banking Company, Limited		
Expiration Date of Trustee Contract	July 25, 2010		
Acquisition Price	¥4,800 million		
Appraisal Value	¥4,800 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
Date of Entrustment	July 25, 2000		
Location	Registered	5-235-7 Minami-Aoyama, Minato-ku, Tokyo	
	Residential	5-11-9 Minami-Aoyama, Minato-ku, Tokyo	
Use	Retail and Office		
Area Classification	Commercial districts (<i>Shogyo chiiki</i>)		
	Category 2 exclusive district for medium and high residential buildings (<i>Dai 2-shu chu-kasou jyukyo senyo chiiki</i>)		
Land Space	776.59 m ²		
Total Floor Space	2,342.21 m ²		
Type of Structure	S/RC, B1/4F		
Type of Ownership	Land	Proprietary ownership	
	Building	Proprietary ownership	
Contract Date	July 23, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	2	As of April 30, 2003
	Total Rental Income	¥25,189,000	Per month
	Total Leased Area	2,241.65 m ²	
	Total Rentable Area	2,241.65 m ²	
	Occupancy rate	100.0%	As of April 30, 2003

Property 2: Tokyu Saginuma 2 Building

Trustee	The Chuo Mitsui Trust and Banking Company, Limited		
Expiration Date of Trustee Contract	December 31, 2007		
Acquisition Price	¥1,290 million		
Appraisal Value	¥1,290 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
Date of Entrustment	December 27, 2002		
Location	Registered	1-18-5 Kodai, Miyamae-ku, Kawasaki-shi, Kanagawa	
	Residential	Unregistered	
Use	Retail and Parking		
Area Classification	Commercial districts (<i>Shogyo chiiki</i>)		
Land Space	1,807.21 m ²		
Total Floor Space	4,409.50 m ²		
Type of Structure	SRC, B2/4F		
Type of Ownership	Land	Proprietary ownership	
	Building	Proprietary ownership	
Contract Date	July 23, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	1 (*)	As of April 30, 2003
	Total Rental Income	¥10,339,000	Per month
	Total Leased Area	1,284.60 m ²	
	Total Rentable Area	1,284.60 m ²	
	Occupancy rate	100.0%	As of April 30, 2003

(*) UFJ Bank Limited is the sole tenant. Tokyu Store Chain Co., Ltd. leases 84 parking spaces for customer use.

Property 3: Tokyu Nampeidai-cho Building

Trustee	The Chuo Mitsui Trust and Banking Company, Limited		
Expiration Date of Trustee Contract	December 31, 2007		
Acquisition Price	¥4,660 million		
Appraisal Value	¥4,660 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
date of Entrustment	December 27, 2002		
Location	Registered	12-3 Nampeidai-cho, Shibuya-ku, Tokyo	
	Residential	5-6 Nampeidai-cho, Shibuya-ku, Tokyo	
Use	Office		
Area Classification	Category 2 residential districts (<i>Dai 2-shu jyukyo chiiki</i>)		
Land Space	2,013.28 m ²		
Total Floor Space	7,003.88 m ²		
Type of Structure	SRC, B2/5F		
Type of Ownership	Land	Proprietary ownership	
	Building	Proprietary ownership	
Contract Date	July 23, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	1	As of April 30, 2003
	Total Rental Income	¥28,475,000	Per month
	Total Leased Area	7,148.18 m ²	
	Total Rentable Area	7,148.18 m ²	
	Occupancy rate	100.0%	As of April 30, 2003

Property 4: Tokyu Sakuragaoka-cho Building

Trustee	The Chuo Mitsui Trust and Banking Company, Limited		
Expiration Date of Trustee Contract	December 31, 2007		
Acquisition Price	¥6,620 million		
Appraisal Value	¥6,620 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
Date of Entrustment	December 27, 2002		
Location	Registered	109-9 Sakuragaoka-cho, Shibuya-ku, Tokyo	
	Residential	31-2 Sakuragaoka-cho, Shibuya-ku, Tokyo	
Use	Office, Electric substation		
Area Classification	Commercial districts (<i>Shogyo chiiki</i>)		
Land Space	1,013.03 m ²		
Total Floor Space	6,505.39 m ²		
Type of Structure	SRC, B3/9F		
Type of Ownership	Land	Proprietary ownership	
	Building	Compartmentalized ownership (All building compartmentalized ownership held in trust)	
Contract Date	July 23, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	2 (*)	As of April 30, 2003
	Total Rental Income	¥37,380,000	Per month
	Total Leased Area	4,737.19 m ²	
	Total Rentable Area	4,737.19 m ²	
	Occupancy rate	100.0%	As of April 30, 2003

(*) B2 and B3 are leased by The Tokyo Electric Power Co., Inc. and used as an electric substation.

Property 5: Setagaya Business Square

Trustee	The Sumitomo Trust & Banking Co., Ltd.		
Expiration date of Trustee Contract	January 31, 2008		
Acquisition Price	¥22,400 million		
Appraisal Value	¥22,400 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
Date of Entrustment	January 31, 2003		
Location	Registered	4-260-2 Yoga, Setagaya-ku, Tokyo	
	Residential	4-10-1 to 6 Yoga, Setagaya-ku, Tokyo	
Use	Office, Retail, Parking		
Area Classification	Neighborhood commercial districts (<i>kinrin syogyo chiiki</i>)		
	Category 2 residential districts (<i>Dai 2-shu jyukyo chiiki</i>)		
Land Space	21,315.68 m ²	Total building site area including co-ownership	
Total Floor Space	94,373.72 m ²	Total building floor area including co-ownership	
Type of Structure	SRC/RC/S, B2/28F		
Type of Ownership	Land	Co-ownership (Co-ownership ratio 55%)	
	Building	Co-ownership (Co-ownership ratio 55%)	
Contract Date	July 25, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	52	As of April 30, 2003
	Total Rental Income	¥166,618,000	Per month
	Total Leased Area	23,814.53 m ²	
	Total Rentable Area	24,931.53 m ²	
	Occupancy rate	95.5%	As of April 30, 2003

Property 6: Tokyo Nissan Taito Building

Trustee	The Mitsubishi Trust and Banking Corporation		
Expiration Date of Trustee Contract	August 31, 2008		
Acquisition Price	¥4,450 million		
Appraisal Value	¥4,450 million		
Appraisal Method	Capitalization method (Japan Real Estate Institute, as of June 30, 2003)		
Trust Establishment Date	August 29, 2001		
Location	Registered	2-120-2 Moto-Asakusa, Taito-ku, Tokyo	
	Residential	2-6-6 Moto-Asakusa, Taito-ku, Tokyo	
Use	Office, Apartment Complex		
Area Classification	Commercial districts (<i>Shogyo chiiiki</i>)		
Land Space	1,718.45 m ²		
Total Floor Space	11,373.20 m ²		
Type of Structure	SRC, B2/10F		
Type of Ownership	Land	Proprietary ownership	
	Building	Proprietary ownership	
Contract Date	July 23, 2003	Exchange of property trust beneficial interest transfer agreement	
Execution Date	September 11, 2003	Execution of property trust beneficial interest transfer agreement	
Tenant Details	No. of Tenants	14	As of April 30, 2003
	Total Rental Income	¥36,239,000	Per month
	Total Leased Area	7,865.70 m ²	
	Total Rentable Area	7,942.63 m ²	
	Occupancy rate	99.0%	As of April 30, 2003

2. Debt Financing

(1) Rationale

TOKYU REIT has undertaken debt financing to support the acquisition and payment of associated costs of certain properties. Details of the trust beneficial interests to be acquired are identified in TOKYU REIT's offering circular concerning the issue and sale of investment units.

(2) Details of Debt Financing

1. Lenders: The Sumitomo Trust & Banking Co., Ltd.; The Chuo Mitsui Trust and Banking Company, Limited; The Bank of Tokyo-Mitsubishi, Ltd.; Mizuho Corporate Bank, Ltd.; The Mitsubishi Trust and Banking Corporation
2. Amount: ¥32,700 million (Package A ¥15,700 million; Package B ¥17,000 million)
(Five equal lots per package of ¥3,140 million each for package A and ¥3,400 million each for package B)
3. Interest Rate: 0.700% with a review six months after initial drawdown. Thereafter, the Company will determine the period for each interest rate review.
4. Drawdown Date: September 11, 2003
5. Loan Type: TOKYU REIT executed Specified Loan Agreements with those lenders identified in 1. relating to the acquisition of beneficial interests in property packages A and B, identified in 8. TOKYU REIT will provide first mortgage over each trust beneficial interest.
6. Repayment Date: September 11, 2004 (In the event repayment date falls on a weekend or public holiday, the repayment date shall be the next business day.)
7. Repayment method: Principal repayment in full on maturity, however, prepayment is allowed at any time six months after the date of initial drawdown.
8. Collaterals:

Package A:	QFRONT Setagaya Business Square
Package B:	Lexington Aoyama TOKYU REIT Omotesando Square Tokyu Saginuma Building Tokyu Saginuma 2 Building Tokyu Nampeidai-cho Building Tokyu Sakuragaoka-cho Building TOKYU REIT Akasaka Hinokicho Building Tokyo Nissan Taito Building TOKYU REIT Kamata Building

For further information please refer to TOKYU REIT's Web site at <http://www.tokyu-reit.co.jp/>

Note: This document is a public announcement regarding the acquisition of real estate assets and is not intended as an inducement or invitation for investment. We caution readers to refer to TOKYU REIT's offering circular and notice of amendments thereto and to undertake investment decisions subject to individual determination. This document is also not intended as and is not an offer of securities for sale in the United States. TOKYU REIT's securities may not be offered or sold in the United States without registration or an exemption from registration in accordance with the United States Securities Act of 1933. TOKYU REIT, Inc. does not currently intend to make any public offering of its securities in the United States.