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For Immediate Release

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Notice Concerning Changes to the Investment Management Decision-Making Structure of the Investment Management Company

TOKYU REIT, Inc. (“TOKYU REIT”) today announced changes to the investment management decision-making structure of its investment management company, Tokyu Real Estate Investment Management Inc. (“Tokyu REIM”). The changes were determined at Tokyu REIM’s Board of Directors meeting held today. Details are as follows.

1. Changes to Decision-Making Structure Concerning Investment Corporation’s rules and Investment Management Plans

Formerly, formulation of and revisions to Tokyu REIM’s Investment Corporation’s rules and investment management plans were proposed through collaboration among the Asset Transaction Division, Portfolio Management Division, and Business Planning and Development Division, and then submitted to the executive vice president and chief investment officer (hereafter, the “CIO”), who was in charge of overseeing asset transactions and portfolio management operations. Based on rules regarding management authority, the proposals were submitted by the CIO to the chief compliance officer (hereafter, the “CCO”), corporate secretary officer and general manager of business planning and development for screening. After this, the proposals were subject to approval by the president and chief executive officer (hereafter, the “CEO”), and then submitted to the Board of Directors. (Prior to resolutions, the Board of Directors were able to request that proposals be screened, resolved and recommended by the Investment Committee, and screened and recommended by the Compliance and Risk Management Committee.)

From hereon, with regards to the formulation of and revision to Tokyu REIM’s Investment Corporation’s rules and investment management plans, proposals concerning the Asset Transaction Division and Portfolio Management Division are submitted to the CIO, who is responsible for investment assets, and proposals concerning the Business Planning and Development Division and Investor Relations Division are submitted to the chief financial officer (hereafter, the “CFO”) who is in charge of those respective areas and responsible for fund management. After the CIO and CFO deliberate on the proposals together, the proposals are formulated and then deliberated by the Investment Management Review Meeting and screened for compliance issues by the CCO. Proposals are subject to approval by the CEO, and then submitted to the Board of Directors for ratification. (As above, prior to resolutions, the Board of Directors are able to request that proposals be screened, resolved and recommended by the Investment Committee, and screened and recommended by the Compliance and Risk Management Committee.)

Participants of the Investment Management Review Meeting are the CEO, CIO, CFO, CCO, and all

division heads, comprised of the heads of the Asset Transaction Division, Portfolio Management Division, Business Planning and Development Division, Investor Relations Division, Asset Safeguarding & Engineering Division, and the Corporate Secretary Division.

2. Changes to Decision-Making Structure Concerning Acquisition and Sale of Investment Properties

Formerly, documentation and contracts required for decision making on the acquisition or sale of investment properties were produced by the Asset Transaction Division and the Portfolio Management Division for submission to the CIO. The decision-making processes that followed were identical to those for Investment Corporation's rules and investment management plans, described above. (Prior to resolutions, the Board of Directors were able to request that proposals be screened, resolved and recommended by the Investment Committee, and screened and recommended by the Compliance and Risk Management Committee.)

From hereon, the CIO puts forward proposals concerning the acquisition or sale of property assets at the Investment Management Review Meeting. Proposals are deliberated by the Investment Management Review Meeting and screened for compliance issues by the CCO. Proposals are subject to approval by the CEO, and then submitted to the Board of Directors for ratification. (Prior to resolutions, the Board of Directors are able to request that proposals be screened, resolved and recommended by the Investment Committee, and screened and recommended by the Compliance and Risk Management Committee.)

3. Purpose of Changes to Decision-Making Structure

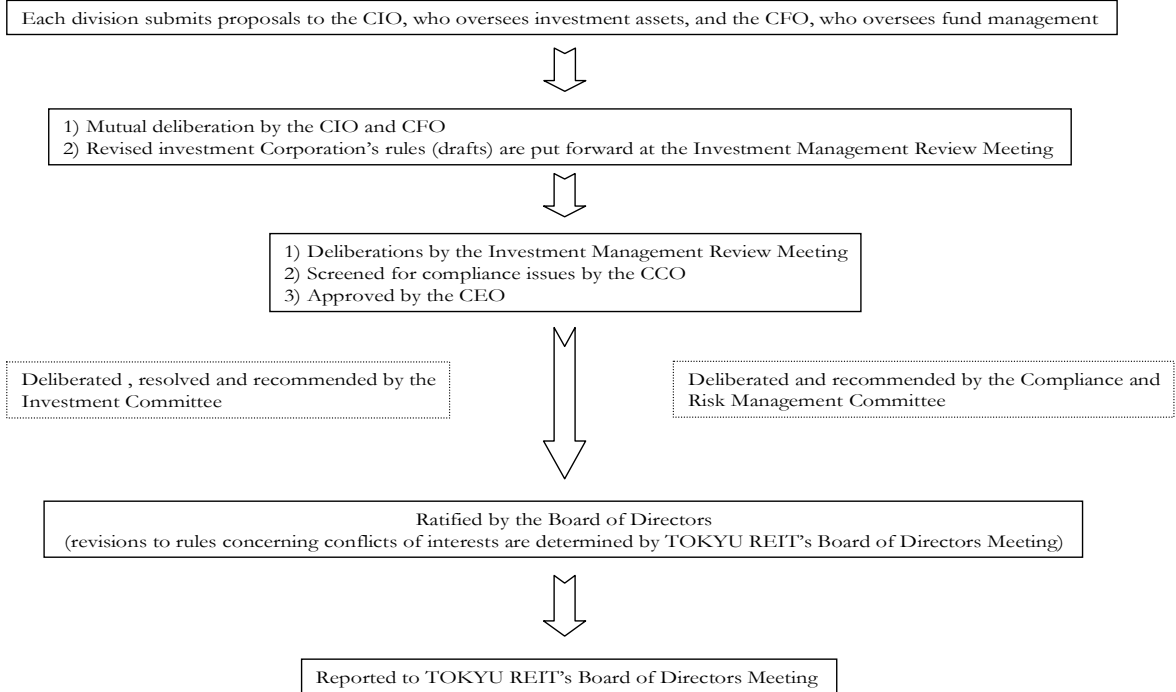
The changes are being made after reviewing Tokyu REIM's decision-making processes over its five years of carrying out investment management for TOKYU REIT, and to further clarify responsibilities related to investment management operations and business performance.

Attachments

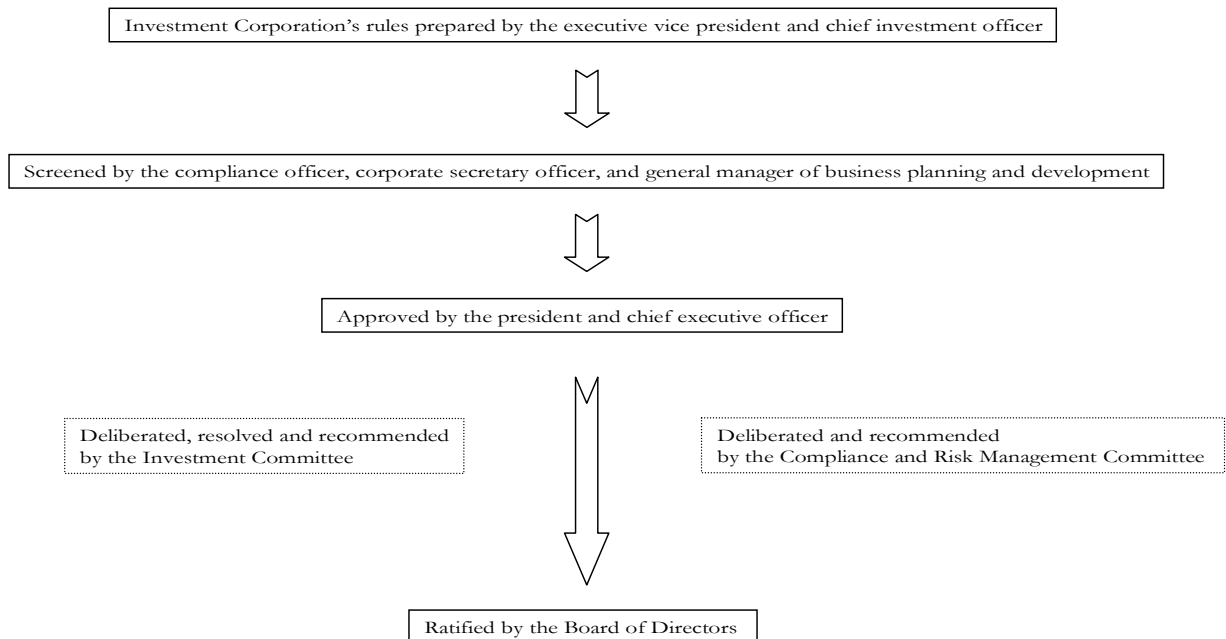
- (1) Decision-Making Processes Concerning Investment Corporation's rules
- (2) Decision-Making Processes Concerning Investment Management Plans
- (3) Decision-Making Processes Concerning Acquisition and Sale of Investment Properties

Attachment(1) Decision-Making Processes Concerning Investment Corporation's rules

After changes



Before changes



Attachment(2) Decision-Making Processes Concerning Investment Management Plans

After changes

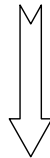
Each division submits proposals to the CIO, who oversees investment assets, and the CFO, who oversees fund management



1) Mutual deliberation by the CIO and CFO
2) Revised investment management plans (drafts) are put forward at the Investment Management Review Meeting



1) Deliberations by the Investment Management Review Meeting
2) Screened for compliance issues by the CCO
3) Approved by the CEO



Deliberated, resolved and recommended
by the Investment Committee

Deliberated and recommended
by the Compliance and Risk Management Committee
(only matters related to compliance and risks)

Ratified by the Board of Directors



Reported to TOKYU REIT's Board of Officers Meeting

Before changes

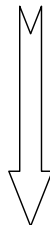
Investment management plans prepared by the executive vice president and chief investment officer



Screened by the compliance officer, corporate secretary officer, and general manager of planning and development



Approved by the president and chief executive officer



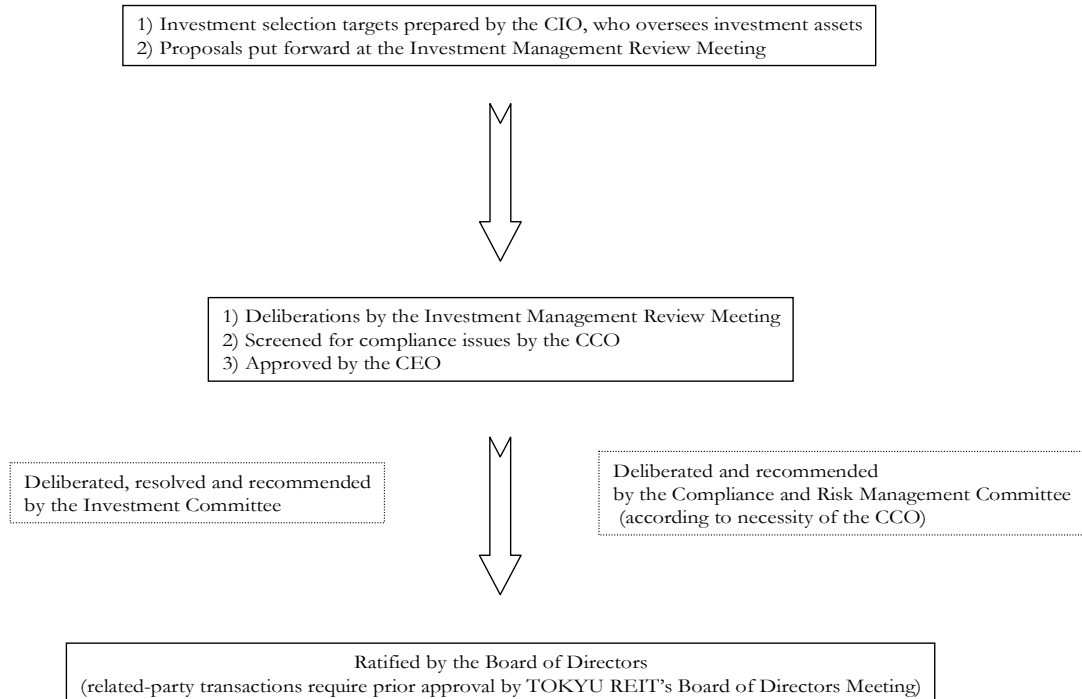
Deliberated, resolved and recommended
by the Investment Committee

Deliberated and recommended
by the Compliance and Risk Management Committee

Ratified by the Board of Directors

Attachment(3) Decision-Making Processes Concerning Acquisition and Sale of Investment Properties

After changes



Before changes

