

TOKYU REIT

DATA BOOK

Sixteenth Fiscal Period Presentation

TOKYU REIT, Inc.

8957

<http://www.tokyu-reit.co.jp/eng/>

Table of Contents

■ Financial Data / Index

- 3 Major Financial Data
- 4 Index of TOKYU REIT
- 5 Adjusted Net Asset Value Calculation
- 6 16th Period (7/2011) Income Statement
- 7 16th Period (7/2011) Balance Sheet
- 8 16th Period (7/2011) Cash Flow Statement
- 9 16th Period (7/2011) Income Statement by Properties
- 11 17th Period (1/2012) Forecast of Income Statement
- 12 17th Period (1/2012) Forecast of Balance Sheet

■ Portfolio

- 14 Acquisition and Disposition
- 15 Outline of Properties
- 18 Appraisal Value at the end of Fiscal Period
- 19 Portfolio Cap Rate
- 21 Appraisal NCF Cap Rate on Acquisition and Actual NCF Cap Rate
- 22 NCF Cap Rate
- 23 NOI Cap Rate
- 27 Targeted Areas of Investment
- 28 Properties Developed by Tokyu Group Companies
- 29 Reliance to Major Properties
- 30 Type of Ownership
- 31 Type of Holding Form

■ Properties

- 33 Earthquake-proof Test
- 34 Location
- 35 Weighted Average Building Age
- 36 Land / Building Ratio
- 37 Long-term CapEx & Repair Cost Reserve
- 38 Estimation of Depreciation and Long-term CapEx & Repair Cost Reserve
- 39 Internal Reserve
- 40 Engineering Report
- 41 List of Designers and Constructors by Properties
- 42 List of Elevators
- 43 List of Escalators
- 44 Office Specifications

■ Tenant Leasing

- 47 Occupancy Rate (Actual and Forecast)
- 48 Unit Price
- 50 Cancellations and New Contracts
- 51 Top 10 Tenants
- 52 Long-term Tenants
- 53 Related Parties Tenants
- 54 Income by Contract Term
- 55 Income by Outstanding Term of Contracts
- 56 Tenant Distribution by Industry
- 57 Fixed-term Lease Agreement and Regular Lease Agreement
- 58 Tenant Replacement
- 59 Rent Revision Term (by property)
- 60 Revision of Rent
- 61 Income by Tenant Credit
- 62 Property Management Fee

■ Markets

- 64 Historical Change in Official Land Price (Type of Land / Nationwide)
- 65 Historical Change in Standard Land Price (Type of Land / Nationwide)
- 66 Historical Change in Official Land Price (Commercial Area by Regions)
- 67 Historical Change in Standard Land Price (Commercial Area by Regions)
- 68 Change in Official Land Price (Commercial Area/ Investment Target Area)
- 69 Change in Standard Land Price (Commercial Area/ Investment Target Area)
- 70 Office Vacancy Ratio
- 71 Average Offered Rent of Office
- 72 Relevant to Investment Unit Price

■ Appendix