

TOKYU REIT

Properties

Earthquake-proof Test

As of July 31, 2011

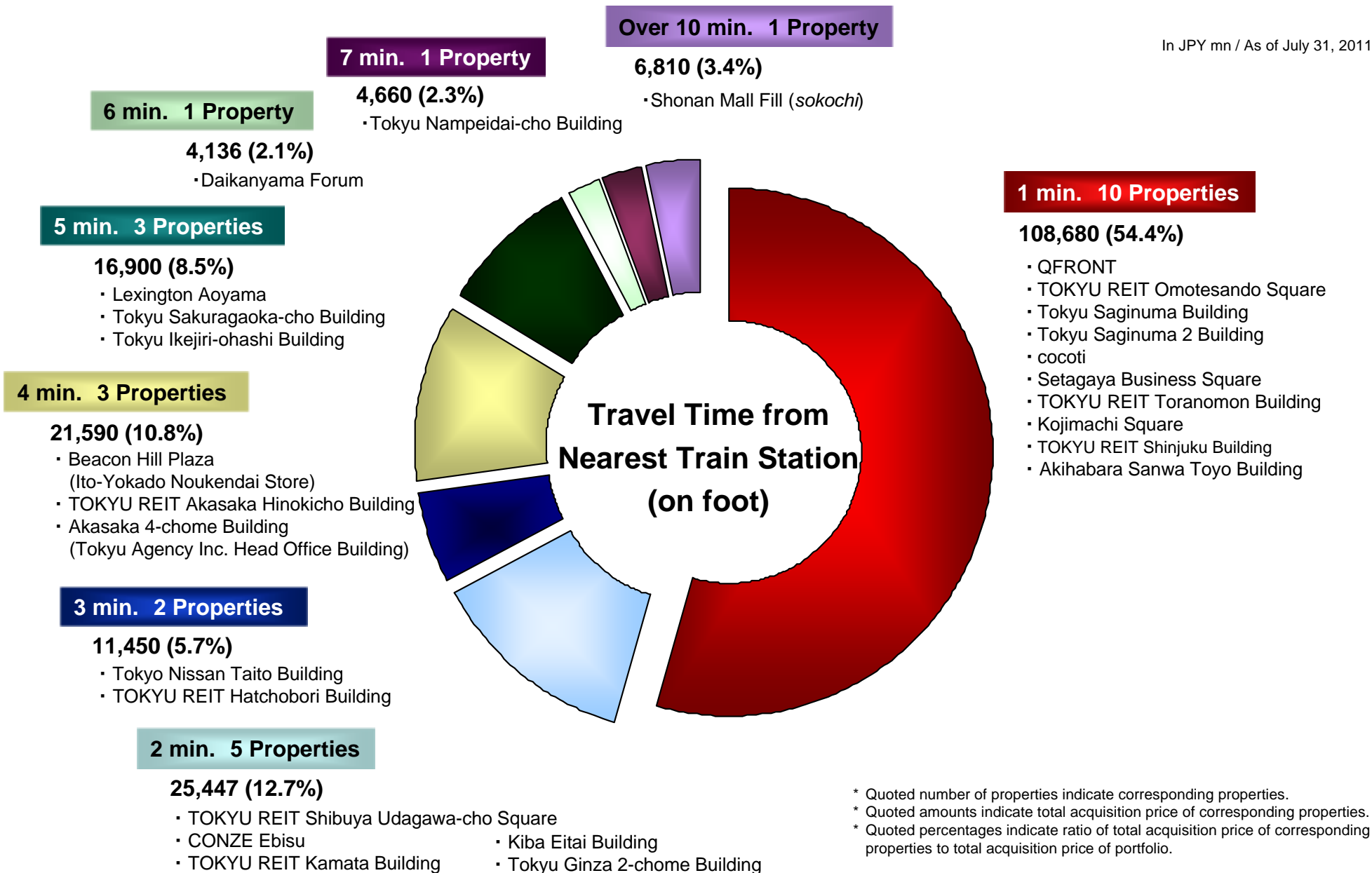
Use	Property Name	Earthquake-proof Test			Earthquake Insurance
		Current Earthquake Regulatory Standards	Structural Reinforcement	P M L (Note 1)	
R	QFRONT	Approved	-	4.1%	None
R	Lexington Aoyama	Approved	-	2.3%	None
R	TOKYU REIT Omotesando Square	Approved	-	9.5%	None
R	Tokyu Saginuma Building	-	Approved	9.9%	None
R	Tokyu Saginuma 2 Building	-	-	9.3%	None
R	TOKYU REIT Shibuya Udagawa-cho Square	Approved	-	7.3%	None
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	Approved	-	9.5%	None
R	cocoti	Approved	-	6.2%	None
R	Shonan Mall Fill (<i>sokochi</i>) (Note 2)	-	-	-	-
R	CONZE Ebisu	Approved	-	4.1%	None
R	Daikanyama Forum	Approved	-	8.0%	None
O	Setagaya Business Square	Approved	-	2.8%	None
O	Tokyu Nampocho Building	Approved	-	7.9%	None
O	Tokyu Sakuragaoka-cho Building	Approved	-	11.1%	None
O	Tokyo Nissan Taito Building	Approved	-	7.4%	None
O	TOKYU REIT Akasaka Hinokicho Building	Approved	-	11.2%	None
O	TOKYU REIT Kamata Building	Approved	-	7.7%	None
O	TOKYU REIT Toranomon Building	Approved	-	7.2%	None
O	TOKYU REIT Hatchobori Building	-	Approved	4.0%	None
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	Approved	-	3.9%	None
O	Tokyu Ikejiri-ohashi Building	Approved	-	5.8%	None
O	Kojimachi Square	Approved	-	4.8%	None
O	TOKYU REIT Shinjuku Building	Approved	-	4.2%	None
O	Akihabara Sanwa Toyo Building	Approved	-	11.8%	None
O	Kiba Eitai Building	Approved	-	7.3%	None
O	Tokyu Ginza 2-chome Building	Approved	-	4.4%	None
End of 16th Period (26 properties)		-	-	4.1%	-

(Note 1) The figure of PML are calculated by Engineering & Risk Services Corporation and OYO RMS Corporation.

(Note 2) Possession only for land.

Location

In JPY mn / As of July 31, 2011



* Quoted number of properties indicate corresponding properties.
 * Quoted amounts indicate total acquisition price of corresponding properties.
 * Quoted percentages indicate ratio of total acquisition price of corresponding properties to total acquisition price of portfolio.

Weighted Average Building Age

Use	Property Name	Weighted Average Building Age		
		Completion Date	Building Age (years)	Building Price (in JPY mn)
R	QFRONT	Oct-99	11.8	2,975
R	Lexington Aoyama	Jan-98	13.6	322
R	TOKYU REIT Omotesando Square	Oct-85	25.8	479
R	TOKYU REIT Shibuya Udagawa-cho Square	Jul-98・Jun-95	13.2	218
R	cocoti	Sep-04	6.8	7,472
R	CONZE Ebisu	Mar-04	7.4	1,008
R	Daikanyama Forum	Feb-93	18.4	409
Retail Properties (Urban) Total			9.4	12,882
R	Tokyu Saginuma Building	Sep-78	32.9	1,488
R	Tokyu Saginuma 2 Building	Oct-79	31.8	306
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	Jun-98	13.1	4,112
R	Shonan Mall Fill (<i>sokochi</i>) (Note)	-	-	-
Retail Properties (Suburban) Total			19.1	5,906
Retail Properties Total			12.4	18,788
O	Setagaya Business Square	Sep-93	17.8	11,334
O	Tokyu Nampeidai-cho Building	Jul-92	19.0	1,692
O	Tokyu Sakuragaoka-cho Building	Jun-87	24.2	1,397
O	Tokyo Nissan Taito Building	Sep-92	18.9	2,532
O	TOKYU REIT Akasaka Hinokicho Building	Aug-84	26.9	625
O	TOKYU REIT Kamata Building	Feb-92	19.5	2,558
O	TOKYU REIT Toranomom Building	Apr-88	23.2	2,099
O	TOKYU REIT Hatchobori Building	Sep-65	45.9	1,533
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	Feb-03	8.5	1,460
O	Tokyu Ikejiri-ohashi Building	Oct-89	21.7	1,074
O	Kojimachi Square	Jan-03	8.5	2,158
O	TOKYU REIT Shinjuku Building	May-03	8.2	1,575
O	Akihabara Sanwa Toyo Building	Sep-85	25.9	700
O	Kiba Eitai Building	Feb-92	19.5	1,569
O	Tokyu Ginza 2-chome Building	Aug-08	2.9	1,958
Office Properties Total			18.2	34,264
End of 16th Period (26 properties)			16.1	53,051

* The reference date for "Building Age" is July 31, 2011.
(Note) Possession only for land.

Land / Building Ratio

in JPY mn

Use	Property Name	Acquisition Price	Land Price	Ratio		Building Price	Ratio		Building Age (years)	Long-term CapEx & Repair Cost Reserve (15years)
R	QFRONT	15,100	12,125	80.3%		2,975	19.7%	11.8	307	
R	Lexington Aoyama	4,800	4,478	93.3%		322	6.7%	13.6	56	
R	TOKYU REIT Omotesando Square	5,770	5,291	91.7%		479	8.3%	25.8	160	
R	TOKYU REIT Shibuya Udagawa-cho Square	6,600	6,382	96.7%		218	3.3%	13.2	17	
R	cocoti	24,500	17,028	69.5%		7,472	30.5%	6.8	227	
R	CONZE Ebisu	5,117	4,109	80.3%		1,008	19.7%	7.4	74	
R	Daikanyama Forum	4,136	3,727	90.1%		409	9.9%	18.4	103	
Retail Properties (Urban) Total		66,023	53,141	80.5%		12,882	19.5%	9.4	944	
R	Tokyu Saginuma Building	6,920	5,432	78.5%		1,488	21.5%	32.9	967	
R	Tokyu Saginuma 2 Building	1,290	984	76.3%		306	23.7%	31.8	88	
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	9,520	5,408	56.8%		4,112	43.2%	13.1	383	
R	Shonan Mall Fill (<i>sokochi</i>) (Note)	6,810	6,810	100.0%		-	-	-	-	
Retail Properties (Suburban) Total		24,540	18,634	75.9%		5,906	24.1%	19.1	1,438	
Retail Properties Total		90,563	71,775	79.3%		18,788	20.7%	12.4	2,382	
O	Setagaya Business Square	22,400	11,066	49.4%		11,334	50.6%	17.8	4,653	
O	Tokyu Nampeidai-cho Building	4,660	2,968	63.7%		1,692	36.3%	19.0	525	
O	Tokyu Sakuragaoka-cho Building	6,620	5,223	78.9%		1,397	21.1%	24.2	501	
O	Tokyo Nissan Taito Building	4,450	1,918	43.1%		2,532	56.9%	18.9	782	
O	TOKYU REIT Akasaka Hinokicho Building	3,570	2,945	82.5%		625	17.5%	26.9	281	
O	TOKYU REIT Kamata Building	4,720	2,162	45.8%		2,558	54.2%	19.5	765	
O	TOKYU REIT Toranomon Building	10,070	7,971	79.2%		2,099	20.8%	23.2	765	
O	TOKYU REIT Hatchobori Building	7,000	5,467	78.1%		1,533	21.9%	45.9	776	
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	8,500	7,040	82.8%		1,460	17.2%	8.5	164	
O	Tokyu Ikejiri-ohashi Building	5,480	4,406	80.4%		1,074	19.6%	21.7	398	
O	Kojimachi Square	9,030	6,872	76.1%		2,158	23.9%	8.5	228	
O	TOKYU REIT Shinjuku Building	9,000	7,425	82.5%		1,575	17.5%	8.2	223	
O	Akihabara Sanwa Toyo Building	4,600	3,900	84.8%		700	15.2%	25.9	223	
O	Kiba Eitai Building	4,000	2,431	60.8%		1,569	39.2%	19.5	495	
O	Tokyu Ginza 2-chome Building	5,010	3,052	60.9%		1,958	39.1%	2.9	61	
Office Properties Total		109,110	74,846	68.6%		34,264	31.4%	18.2	10,842	
End of 16th Period (26 properties)		199,673	146,621	73.4%		53,051	26.6%	16.1	13,224	

* The reference date for "Building Age" is July 31, 2011.

* Long-term CapEx & Repair Cost Reserve (15 years) are estimated by engineering firm (Including a part regarded as cost), and it is likely to re-estimate.
(Note) Possession only for land.

Long-term CapEx & Repair Cost Reserve

in JPY mn

Use	Property Name	Long-term CapEx & Repair Cost Reserve		16th Fiscal Period		17th Fiscal Period (E)	
		Total for 15 years	Average of Half Year	CapEx & repair cost	Depreciation and others (Note)	CapEx & repair cost	Depreciation
R	QFRONT	307	10	9	53	18	54
R	Lexington Aoyama	56	2	13	8	4	9
R	TOKYU REIT Omotesando Square	160	5	9	10	11	10
R	TOKYU REIT Shibuya Udagawa-cho Square	17	1	1	5	1	5
R	cocoti	227	8	11	175	24	175
R	CONZE Ebisu	74	2	2	19	17	19
R	Daikanyama Forum	103	3	1	10	5	9
Retail Properties (Urban) Total		944	31	46	281	80	281
R	Tokyu Saginuma Building	967	32	270	76	13	38
R	Tokyu Saginuma 2 Building	88	3	1	9	6	9
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	383	13	10	82	6	83
R	Shonan Mall Fill (<i>sokochi</i>)	-	-	-	-	0	0
Retail Properties (Suburban) Total		1,438	48	281	167	26	130
Retail Properties Total		2,382	79	326	448	106	410
O	Setagaya Business Square	4,653	155	20	160	38	166
O	Tokyu Nampeidai-cho Building	525	18	10	21	9	21
O	Tokyu Sakuragaoka-cho Building	501	17	4	20	77	21
O	Tokyo Nissan Taito Building	782	26	12	31	19	31
O	TOKYU REIT Akasaka Hinokicho Building	281	9	3	10	16	10
O	TOKYU REIT Kamata Building	765	26	25	33	14	32
O	TOKYU REIT Toranomom Building	765	26	16	36	195	38
O	TOKYU REIT Hatchobori Building	776	26	11	33	14	33
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	164	5	3	37	1	36
O	Tokyu Ikejiri-ohashi Building	398	13	21	21	11	20
O	Kojimachi Square	228	8	1	60	8	60
O	TOKYU REIT Shinjuku Building	223	7	2	41	8	41
O	Akihabara Sanwa Toyo Building	223	7	1	14	1	14
O	Kiba Eitai Building	495	17	22	40	11	40
O	Tokyu Ginza 2-chome Building	61	2	0	37	2	37
Office Properties Total		10,842	362	152	594	423	601
End of 16th Period (26 properties)		13,224	441	479	1,043	529	1,011

* Long-term CapEx & Repair Cost Reserve are estimated by engineering firm (Including a part regarded as cost), and it is likely to re-estimate.
(Note) Including loss from the removal of fixed assets.

Estimation of Depreciation and Long-term CapEx & Repair Cost Reserve

in JPY mn

	Depreciation Estimate	Long-term CapEx & Repair	Changes	Ratio	[Reference]	Notes
	(15 years)	Cost Reserve Estimate (15 years)			Book Value at Acquisition	Properties Re-estimated Long-term CapEx & Repair Cost Reserve
The End of 8th Fiscal Period (19 properties)	21,738	10,215	-11,523	212.8%	44,539	
Additional acquisition of TOKYU REIT Toranomon Building	-	-	-	-	193	
Acquisition of Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	784	161	-623	486.5%	1,474	
Change by Re-estimate (2 properties total)	71	473	401	-	-	TOKYU REIT Toranomon Building, TOKYU REIT Omotesando Square
The End of 9th Fiscal Period (20 properties)	22,593	10,849	-11,745	208.3%	46,206	
Acquisition of Tokyu Ikejiri-ohashi Building	513	427	-86	120.2%	1,086	
Acquisition of Daikanyama Forum	259	103	-156	250.7%	424	
Acquisition of Ryoshin Harajuku Building	514	485	-30	106.1%	1,031	
Change by Re-estimate (1 property)	-321	125	446	-	-	cocoti
The End of 10th Fiscal Period (23 properties)	23,559	11,989	-11,570	196.5%	48,745	
Additional acquisition of Ryoshin Harajuku Building	61	20	-41	-	84	
Change by Re-estimate (3 properties total)	-697	2,377	3,074	-	-	QFRONT, Tokyu Saginuma 2 Building, Setagaya Business Square
The End of 11th Fiscal Period (23 properties)	22,924	14,386	-8,538	159.3%	48,829	
Change by Re-estimate (3 properties total)	-55	381	435	-	-	Tokyu Nampaidai-cho Building, Tokyu Sakuragaoka-cho Building, TOKYU REIT Akasaka Hinokicho Building
The End of 12th Fiscal Period (23 properties)	22,869	14,766	-8,102	154.9%	48,829	
Disposition of Resona Maruha Building	-1,733	-2,632	-899	65.8%	-1,902	
Disposition of Ryoshin Harajuku Building	-576	-505	71	114.1%	-1,115	
Change by Re-estimate (5 properties total)	-265	444	709	-	-	Lexington Aoyama, CONZE Ebisu, Tokyo Nissan Taito Building, TOKYU REIT Kamata Building, TOKYU REIT Hatchobori Building
The End of 13th Fiscal Period (21 properties)	20,295	12,075	-8,221	168.1%	45,813	
Acquisition of Kojimachi Square	1,157	228	-930	508.4%	2,172	
Acquisition of TOKYU REIT Shinjuku Building	866	223	-643	387.8%	1,660	
Change by Re-estimate (2 properties total)	-110	-34	76	-	-	Tokyu Saginuma Building, Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)
The End of 14th Fiscal Period (23 properties)	22,209	12,492	-9,717	177.8%	49,646	
Acquisition of Akihabara Sanwa Toyo Building	400	223	-177	179.6%	718	
Acquisition of Kiba Eitai Building	800	495	-305	161.5%	1,600	
Change by Re-estimate (3 properties total)	-100	-131	-32	-	-	QFRONT, Tokyu Saginuma Building and Tokyo Nissan Taito Building
The End of 15th Fiscal Period (25 properties)	23,310	13,079	-10,231	178.2%	51,963	
Acquisition of Tokyu Ginza 2-chome Building	949	61	-889	1565.3%	1,989	
Change by Re-estimate (5 properties total)	55	85	29	-	-	TOKYU REIT Omotesando Square, TOKYU REIT Akasaka Hinokicho Building, TOKYU REIT Kamata Building, TOKYU REIT Toranomon Building, Tokyu Ikejiri-ohashi Building
The End of 16th Fiscal Period (26 properties)	24,314	13,224	-11,090	183.9%	53,952	

* Depreciation Estimate (15 years) are estimated by TREIM. (Depreciation of additional CapEx is not included, however it is included on re-estimation) And term of depreciation is coincided with term of long-term CapEx & repair cost reserve estimate.

* Long-term CapEx & Repair Cost Reserve (15 years) are estimated by engineering firm (including a part regarded as cost), and it is likely to re-estimate.

Internal Reserve

	Depreciation (in JPY mn) (A)	Capital Expenditure (in JPY mn) (B)	Internal Reserve (in JPY mn) (C)=(A)-(B)	Number of Units (D)	Internal Reserve per Unit (JPY) (E) = (C) / (D)	Note
1st Fiscal Period	466	46	420	98,000	4,290	
2nd Fiscal Period	609	388	221	98,000	2,256	
3rd Fiscal Period	801	68	733	142,000	5,162	
4th Fiscal Period	928	142	785	142,000	5,532	
5th Fiscal Period	982	154	827	169,380	4,883	
6th Fiscal Period	969	179	790	169,380	4,667	
Disposition of Property	-259	-0	-258	-	-	*Disposition of Yokohama Yamashita-cho Building (Barneys New York Yokohama Store)
7th Fiscal Period	946	37	909	169,380	5,367	
8th Fiscal Period	952	79	872	169,380	5,151	
9th Fiscal Period	956	125	830	169,380	4,904	
10th Fiscal Period	1,012	252	760	169,380	4,491	
11th Fiscal Period	1,082	242	840	169,380	4,962	
12th Fiscal Period	1,032	205	827	169,380	4,884	
13th Fiscal Period	1,019	125	894	169,380	5,279	
Disposition of Property	-90	-122	32	-	-	*Disposition of Ryoshin Harajuku Building
Disposition of Property	-758	-585	-173	-	-	*Disposition of Resona Maruha Building
14th Fiscal Period	1,016	121	895	169,380	5,289	
15th Fiscal Period	1,040	235	805	169,380	4,754	
16th Fiscal Period	1,042	259	783	169,380	4,625	
Total at the End of 16th Fiscal Period	13,752	1,955	11,797	169,380	69,652	
17th Fiscal Period (E)	1,010	262	748	169,380	4,419	
Total at the End of 17th Fiscal Period (E)	14,763	2,217	12,546	169,380	74,071	

Engineering Report

Use	Property Name	Engineering Firm	Report Date	Re-report Date
R	QFRONT	Engineering & Risk Services Corporation	August 7, 2002 January 21, 2011	January 20, 2006 December 11, 2008 January 21, 2011
R	Lexington Aoyama	Engineering & Risk Services Corporation	March 17, 2003	July 4, 2006 January 8, 2010
R	TOKYU REIT Omotesando Square	Engineering & Risk Services Corporation	November 29, 2002 July 12, 2011	January 11, 2008 July 12, 2011
R	Tokyu Saginuma Building	Engineering & Risk Services Corporation	April 30, 2003	January 12, 2007 June 25, 2010 January 21, 2011
R	Tokyu Saginuma 2 Building	Engineering & Risk Services Corporation	November 8, 2002	January 20, 2006 December 11, 2008
R	TOKYU REIT Shibuya Udagawa-cho Square	Engineering & Risk Services Corporation	October 24, 2003	July 13, 2007
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	Engineering & Risk Services Corporation	February 9, 2004	July 13, 2007
R	cocoti	Engineering & Risk Services Corporation	February 15, 2005	July 22, 2008
R	CONZE Ebisu	Takenaka Corporation	September 7, 2006	January 14, 2010
R	Daikanyama Forum	PROPERTY RISK SOLUTION Corporation	March 21, 2008	—
O	Setagaya Business Square	Engineering & Risk Services Corporation	November 8, 2002	January 20, 2006 December 17, 2008
O	Tokyu Nampeidai-cho Building	Engineering & Risk Services Corporation	November 8, 2002	January 20, 2006 July 3, 2009
O	Tokyu Sakuragaoka-cho Building	Engineering & Risk Services Corporation	November 8, 2002	January 20, 2006 July 3, 2009
O	Tokyo Nissan Taito Building	Engineering & Risk Services Corporation	January 31, 2003 January 21, 2011	July 4, 2006 January 8, 2010 January 21, 2011
O	TOKYU REIT Akasaka Hinokicho Building	Engineering & Risk Services Corporation	November 29, 2002 July 12, 2011	January 20, 2006 July 3, 2009 July 12, 2011
O	TOKYU REIT Kamata Building	Shimizu Corporation	March 26, 2003 August 18, 2011	July 4, 2006 January 20, 2010 August 18, 2011
O	TOKYU REIT Toranomon Building	Engineering & Risk Services Corporation	September 6, 2004 July 25, 2011	January 11, 2008 July 25, 2011
O	TOKYU REIT Hatchobori Building	Shimizu Corporation	September 11, 2006	January 20, 2010
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	Engineering & Risk Services Corporation	April 13, 2007	June 25, 2010
O	Tokyu Ikejiri-ohashi Building	Engineering & Risk Services Corporation	February 20, 2008	July 12, 2011
O	Kojimachi Square	Engineering & Risk Services Corporation	February 17, 2010	—
O	TOKYU REIT Shinjuku Building	Engineering & Risk Services Corporation	February 16, 2010	—
O	Akihabara Sanwa Toyo Building	Engineering & Risk Services Corporation	September 14, 2010	—
O	Kiba Eitai Building	Shimizu Corporation	October 4, 2010	—
O	Tokyu Ginza 2-chome Building	Engineering & Risk Services Corporation	December 28, 2010	—

*Shonan Mall Fill (*sokochi*) is possessed only for land and is not examined conditions of Building.

List of Designers and Constructors by Properties

As of July 31, 2011

Use	Property Name	Constructors Companies	Design Officers	Structural Recalculation	Inspection Agencies
R	QFRONT	Tokyu Construction	Research Institute of Architecture	Kawaguchi & Engineers Co., Ltd.	Government
R	Lexington Aoyama	Kurimoto Construction Industry, Ltd.	Archi & Tects Associates	None	Government
R	TOKYU REIT Omotesando Square	Kajima Corporation	Matsuda Hirata Sakamoto Design Office	None	Government
R	Tokyu Saginuma Building	Tokyu Construction	Tokyu Architects & Engineers Inc.	None	Government
R	Tokyu Saginuma 2 Building	Tokyu Construction	Tokyu Architects & Engineers Inc.	None	Government
R	TOKYU REIT Shibuya Udagawa-cho Square	Tokyu Construction	Tokyu Construction	None	Government
R	Beacon Hill Plaza (Ito-Yokado Noukendai Store)	Shimizu Corporation	Institute of New architecture Inc.	None	Government
R	cocoti	Taisei Corporation	Taisei Corporation	None	Foundation : The Building Center of Japan
R	Shonan Mall Fill (<i>sokochi</i>) (Note)	-	-	-	-
R	CONZE Ebisu	Tokyu Construction	Tokyu Construction	None	Foundation : Tokyo Disaster Prevention and Urban Development Center
R	Daikanyama Forum	Shimizu Corporation	mitsubishi estate co., ltd.	None	Government
O	Setagaya Business Square	Tokyu Construction	Tokyu Architectures & Engineers Inc. (Design : Architect 5 Partnership)	None	Government
O	Tokyu Nampocho Building	Tokyu Construction	Tokyu Corporation	None	Government
O	Tokyu Sakuragaoka-cho Building	Tokyu Construction	Tokyu Architectures & Engineers Inc.	None	Government
O	Tokyo Nissan Taito Building	Kajima Corporation Nitto Construction Co., Ltd.	Nihon Sekkei, Inc.	None	Government
O	TOKYU REIT Akasaka Hinokicho Building	Kajima Corporation	Kajima Corporation	None	Government
O	TOKYU REIT Kamata Building	Kajima Corporation, Sumitomo Construction Co., Ltd.	Nikken Sekkei Ltd.	None	Government
O	TOKYU REIT Toranomon Building	Obayashi Corporation, JDC Corporation, Dowa Construction Co., Ltd.	Kanko Kikaku Sekkeisyu	Kozo Keikaku Engineering Inc.	Government
O	TOKYU REIT Hatchobori Building	Takenaka Corporation	Yamashita Sekkei Inc.	None	Government
O	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	Tokyu Construction	Tokyu Architectures & Engineers Inc. Tokyu Construction	None	Japan ERI Co., Ltd.
O	Tokyu Ikejiri-ohashi Building	Tokyu Construction	Tokyu Architectures & Engineers Inc.	None	Government
O	Kojimachi Square	Shimizu Corporation	Mitsubishi Jisho Sekkei Inc.	None	Japan ERI Co., Ltd.
O	TOKYU REIT Shinjuku Building	Nippon Steel Corporation, Obayashi Corporation	Nikken Sekkei Ltd.	None	Tokyo Bldg-Tech Center Co., Ltd
O	Akihabara Sanwa Toyo Building	Obayashi Corporation, Daisue Construction Co., Ltd.	Obayashi Corporation	None	Government
O	Kiba Eitai Building	Kajima Corporation	Kajima Corporation	None	Government
O	Tokyu Ginza 2-chome Building	Tokyu Construction	Tokyu Construction	None	Foundation : Tokyo Disaster Prevention and Urban Development Center

* Existence or nonexistence of structural recalculation officers were confirmed from the original structural statements and other related documents.

* Names of constructors companies and design officers are as of the completion date of each building.

(Note) Possession only for land.

List of Elevators

As of July 31, 2011

Property Name	Number of Elevators	Manufacturer	Maintenance Company	Completion
QFRONT	3	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	October 1999
Lexington Aoyama	1	Toshiba Elevator and Building Systems Corporation	Toshiba Elevator and Building Systems Corporation	January 1998
TOKYU REIT Omotesando Square	1	Nippon Otis Elevator Company	Japan Elevator Service Co., Ltd.	October 1985
Tokyu Saginuma Building	3	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	September 1978
Tokyu Saginuma 2 Building	1	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	October 1979
TOKYU REIT Shibuya Udagawa-cho Square	1	Mitsubishi Electric Corporation	Mitsubishi Electric building techno-service co., Ltd.	July 1998
Beacon Hill Plaza (Ito-Yokado Noukendai Store)	6	Toshiba Elevator and Building Systems Corporation	Toshiba Elevator and Building Systems Corporation	June 1998
cocoti	4	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	September 2004
Shonan Mall Fill (<i>sokochi</i>) (Note 1)	—	—	—	—
CONZE Ebisu	3	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	March 2004
Daikanyama Forum	3	Mitsubishi Electric Corporation	Mitsubishi Electric building techno-service co., Ltd.	February 1993
Setagaya Business Square	32	Hitachi, Ltd. Mitsubishi Electric Corporation Fujitec co., Ltd.	Hitachi Building Systems Co., Ltd. Mitsubishi Electric building techno-service co., Ltd. Fujitec co., Ltd.	September 1993
Tokyu Nampeidai-cho Building	2	Mitsubishi Electric Corporation	Mitsubishi Electric building techno-service co., Ltd.	July 1992
Tokyu Sakuragaoka-cho Building	2	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	June 1987
Tokyo Nissan Taito Building	4	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	September 1992
TOKYU REIT Akasaka Hinokicho Building	2	Mitsubishi Electric Corporation	Mitsubishi Electric building techno-service co., Ltd.	August 1984
TOKYU REIT Kamata Building	3	Mitsubishi Electric Corporation	Mitsubishi Electric building techno-service co., Ltd.	February 1992
TOKYU REIT Toranomon Building	3	Toshiba Elevator and Building Systems Corporation	Toshiba Elevator and Building Systems Corporation	April 1988
TOKYU REIT Hatchobori Building	4	Hitachi, Ltd.	Saita Corporation, Ltd.	September 1965 (Note 2)
Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	2	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	February 2003
Tokyu Ikejiri-ohashi Building	2	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	October 1989
Kojimachi Square	3	Fujitec co., Ltd.	Fujitec co., Ltd.	January 2003
TOKYU REIT Shinjuku Building	3	Nippon Otis Elevator Company	Nippon Otis Elevator Company	May 2003
Akihabara Sanwa Toyo Building (Note 3)	2	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	August 1985
Kiba Eitai Building	3	Toshiba Elevator and Building Systems Corporation	Toshiba Elevator and Building Systems Corporation	February 1992
Tokyu Ginza 2-chome Building	2	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	August 2008

(Note 1) Possession only for land.

(Note 2) Four of elevators in TOKYU REIT Hatchobori Building were respectively renewed. Those two were in May 1996, one was in Feb 2005 and one was in May 2005.

(Note 3) There is 1 elevator owned by a tenant installed in Akihabara Sanwa Toyo Building other than the 2 elevators indicated.

List of Escalators

As of July 31, 2011

Property Name	Number of Escalators	Manufacturer	Maintenance Company	Completion
QFRONT	14	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	Oct-99
Tokyu Saginuma Building	6	Hitachi, Ltd.	Hitachi Building Systems Co., Ltd.	Sep-78
Beacon Hill Plaza (Ito-Yokado Noukendai Store)	16	Toshiba Elevator and Building Systems Corporation	Toshiba Elevator and Building Systems Corporation	Jun-98
cocoti	14	Schindler Elevator K.K.	Schindler Elevator K.K.	Sep-04
Shonan Mall Fill(<i>sokochi</i>) (Note)	-	-	-	-
Setagaya Business Square	4 2	Mitsubishi Electric Corporation Hitachi, Ltd.	Mitsubishi Electric building techno-service co., Ltd Hitachi Building Systems Co., Ltd	Sep-93

(Note) Possession only for land.

Office Specifications 1

As of July 31, 2011

		Setagaya Business Square	Tokyu Nampoedai-cho Building	Tokyu Sakuragaoka-cho Building	Tokyo Nissan Taito Building	TOKYU REIT Akasaka Hinokicho Building	TOKYU REIT Kamata Building	TOKYU REIT Toranomon Building	TOKYU REIT Hatchobori Building	
Location	Location	Yoga,Setagaya-ku	Nampoedai-cho,Shibuya-ku	Sakuragaoka-cho,Shibuya-ku	Moto-Asakusa,Taito-ku	Akasaka,Minato-ku	Kamata,Ota-ku	Toranomon,Minato-ku	Hatchobori,Chuo-ku	
	Access	Yoga, 1min.	Shibuya, 7min.	Shibuya, 5min.	Inaricho, 3min.	Akasaka, 4min.	Kamata, 2min.	Kamiyacho, 1min.	Hatchobori, 3min.	
Property	Completion	Sep-93	Jul-92	Jun-87	Sep-92	Aug-84	Feb-92	Apr-88	Sep-65	
	Construction	Tokyu Construction	Tokyu Construction	Tokyu Construction	Kajima Corporation, Nitto Construction	Kajima Corporation	Kajima Corporation, Sumitomo Construction	Obayashi Corporation Total 3 Companies	Takenaka Corporation	
	Type of Structure	SRC·RC·S	S·SRC	SRC	SRC	RC	S·SRC	SRC·RC	SRC	
	Earthquake-proof / PML	Current Regulatory 2.8%	Current Regulatory 7.9%	Current Regulatory 11.1%	Current Regulatory 7.4%	Current Regulatory 11.2%	Current Regulatory 7.7%	Current Regulatory 7.2%	Previous Regulatory (seismic-reinforced) 4.0%	
	Floors	B2F/28F7 Buildings	B2F/5F	B3F/9F	B2F/10F	7F	B1F/9F	B2F/9F	B2F/9F	
	Elevators	Passenger 24, Carrying 8 *including 2 Emergency	Passenger 2	Passenger 2	Passenger 2 *including 1 Residential	Passenger 2	Passenger 2, Carrying 1 *including 1 Emergency	Passenger 3	Passenger 4	
	Parking Lot (Machinery)	315 (0)	28 (16)	32 (32)	132 (92)	31 (31)	32 (32)	41 (0)	28 (28)	
	Total Floor Space	94,373.72㎡ (28,548.05 tsubo)	7,003.88㎡ (2,118.67 tsubo)	6,505.39㎡ (1,967.88 tsubo)	11,373.20㎡ (3,440.39 tsubo)	4,058.92㎡ (1,227.82 tsubo)	10,244.51㎡ (3,098.96 tsubo)	15,343.73㎡ (4,641.47 tsubo)	8,810.21㎡ (2,665.08 tsubo)	
	Total Rentable Area (Property Total)	45,376.35㎡ (13,726.34 tsubo)	7,148.18㎡ (2,162.32 tsubo)	4,737.19㎡ (1,432.99 tsubo)	7,947.24㎡ (2,404.04 tsubo)	3,199.50㎡ (967.84 tsubo)	7,337.82㎡ (2,219.69 tsubo)	10,136.44㎡ (3,066.27 tsubo)	5,984.19㎡ (1,810.21 tsubo)	
	Standard Floor Space	1,162.25㎡ (351.58 tsubo)	1,129.66㎡ (341.72 tsubo)	504.67㎡ (152.66 tsubo)	778.76㎡ (235.57 tsubo)	450.56㎡ (136.29 tsubo)	850.71㎡ (257.33 tsubo)	1,182.80㎡ (357.79 tsubo)	661.16㎡ (200.00 tsubo)	
Net/Gross	Net	Gross	Net	Net	Net	Net	Net	Net		
Facility	Height of Floor	2,700mm	2,700mm	2,600mm	2,500mm	2,500mm	2,650mm	2,500mm	2,550mm	
	Floor Load	300kg/㎡ (Partial 500kg/㎡, 1,000kg/㎡)	300kg/㎡	300kg/㎡	500kg/㎡	300kg/㎡	300kg/㎡ (Partial 500kg/㎡)	300kg/㎡	300kg/㎡	
	OA Floor	OA Floor + 2WAY (70mm)	OA Floor (75mm)	3WAY	OA Floor (100mm)	OA Floor (6F H: 50mm) other 3WAY	OA Floor (100mm)	OA Floor (2, 3, 9F H: 50mm) other 3WAY	OA Floor(1F (partial), 2, 3, 5, 8, 9F 50mm) other 2WAY	
	Electric Capacity	40VA/㎡	62VA/㎡	36VA/㎡	50VA/㎡	26VA/㎡	30VA/㎡	40VA/㎡	36VA/㎡	
	Optical Cable	Laid	Laid	Laid	Laid	Laid	Laid	Laid	Laid	
	Air Conditioner	Heat source	Central	Partial	Central	Partial	Central	Central	Partial	Central
		Local	Partial	Partial	Partial	Partial	Partial	Partial	Partial	Partial
	Manager / Security	Stationed Daytime / Machine Guard	Rounded / Machine Guard	Rounded / Machine Guard	Stationed Daytime / Machine Guard	Rounded / Machine Guard	Stationed Daytime / Machine Guard	Stationed Daytime / Machine Guard	Stationed Daytime / Machine Guard	
Enter and Exit 24h	Possible	Possible	Possible	Possible	Possible	Possible	Possible	Possible		

Office Specifications 2

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		Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	Tokyu Ikejiri-ohashi Building	Kojimachi Square	TOKYU REIT Shinjuku Building	Akihabara Sanwa Toyo Building	Kiba Eitai Building	Tokyo Ginza 2-chome Building	
Location	Location	Akasaka, Minato-ku	Higashiyama, Meguro-ku	Nibancho, Chiyoda-ku	Shinjuku, Shinjuku-ku	Sotokanda, Chiyoda-ku	Toyo, Koto-ku	Ginza, Chuo-ku	
	Access	Akasaka-mitsuke, 4min.	Ikejiri-ohashi, 5min.	Kojimachi, 1min.	Shinjuku-Sanchome, 1min.	Suehirocho, 1min.	Kiba, 2min.	Shintomicho, 2min.	
Property	Completion	Feb-03	Oct-89	Jan-03	May-03	Sep-85	Feb-92	Aug-08	
	Construction	Tokyu Construction	Tokyu Construction	Shimizu Corporation	Nippon Steel Corporation.	Obayashi Corporation, Daisue Construction	Kajima Corporation	Tokyu Construction	
	Type of Structure	S・SRC	SRC	S・RC	SRC	SRC	SRC	S・RC	
	Earthquake-proof / PML	Current Regulatory 3.9%	Current Regulatory 5.8%	Current Regulatory 4.8%	Current Regulatory 4.2%	Current Regulatory 11.8%	Current Regulatory 7.3%	Current Regulatory 4.4%	
	Floors	B1F/9F	7F	B1/7F	10F	B1F/8F	10F	B1F/8F	
	Elevators	Passenger 2	Passenger 2	Passenger 3	Passenger 3 *including 1 Emergency	Passenger 2 *There is 1 other elevator owned by a	Passenger 2, Carrying 1 *including 1 Emergency	Passenger 2	
	Parking Lot (Machinery)	17 (16)	29 (12)	25 (24)	33 (32)	30 (30)	43 (43)	18 (16)	
	Total Floor Space	5,002.36㎡ (1,513.21 tsubo)	7,619.56㎡ (2,304.91 tsubo)	6,803.47㎡ (2,058.04 tsubo)	8,720.09㎡ (2,637.82 tsubo)	5,704.69㎡ (1,725.66 tsubo)	7,513.09㎡ (2,272.70 tsubo)	5,098.61㎡ (1,542.32 tsubo)	
	Total Rentable Area (Property Total)	3,533.03㎡ (1,068.74 tsubo)	5,733.23㎡ (1,734.30 tsubo)	5,409.11㎡ (1,636.25 tsubo)	6,130.45㎡ (1,854.46 tsubo)	4,643.04㎡ (1,404.51 tsubo)	5,776.46㎡ (1,747.37 tsubo)	3,469.14㎡ (1,049.41 tsubo)	
	Standard Floor Space	420.72㎡ (127.26 tsubo)	1,064.53㎡ (322.02 tsubo)	839.47㎡ (253.93 tsubo)	746.79㎡ (225.90 tsubo)	564.15㎡ (170.65 tsubo)	600.60㎡ (181.68 tsubo)	436.81㎡ (132.13 tsubo)	
Net/Gross	Net	Net	Net	Net	Gross	Net	Net		
Facility	Height of Floor	2,700mm	2,550mm	2,700mm	2,750mm	2,550mm	2,650mm	2,700mm	
	Floor Load	300kg/㎡ (Partial 500kg/㎡)	300kg/㎡	300kg/㎡ (Partial 500kg/㎡)	500kg/㎡ (Partial 700kg/㎡)	300kg/㎡	400kg/㎡	500kg/㎡	
	OA Floor	OA Floor (135mm)	OA Floor (1, 2, 4, 5F north side 50mm, 3F 70mm)	OA Floor (125mm)	OA Floor (70mm)	OA Floor (3F H: 70mm, 4F H: 75mm, 5F H: 50mm, 6, 7, 8F H: 40mm)	OA Floor (2, 3, 4, 5, 6, 10F H: 50mm) other 2WAY	OA Floor (100mm)	
	Electric Capacity	60VA/㎡	45VA/㎡	60VA/㎡	50VA/㎡	60VA/㎡	57VA/㎡	60VA/㎡	
	Optical Cable	Laid	Laid	Laid	Laid	Laid	Laid	Laid	
	Air Conditioner	Heat source	Partial	Partial	Partial	Partial	Partial	Partial	Partial
		Local	Partial	Partial	Partial	Partial	Partial	Partial	Partial
	Manager / Security	Rounded / Machine Guard	Stationed Daytime / Machine Guard	Rounded / Machine Guard	Stationed Daytime / Machine Guard	Rounded / Machine Guard	Stationed Daytime / Machine Guard	Rounded / Machine Guard	
Enter and Exit 24h	Possible	Possible	Possible	Possible	Possible	Possible	Possible		