

# Who is Tokyu?

## Tokyu group

- Conglomerate Business Entity : Railway, Real Estate, Retail
- 266 companies (2010/3/31)
- Total Revenue : ¥2.1 trillion (fiscal year ended March 2011)
- Total Asset : ¥3.4 trillion (as of March 2011)

## Tokyu corporation (TSE 9005)

- A core company of Tokyu group
- Established in 1922
- 100% share holder of Tokyu REIM

(Millions of Yen)			
Operating Income	57,119	Total Assets	1,955,077
Operating Income (Real Estate Segment)	16,923	Book value of investment and rental properties	246,360
Net Income	40,051	Market price of investment and rental properties	355,948
Market Cap (As of September 30, 2011)	492,775		

Fiscal year ended March 2011

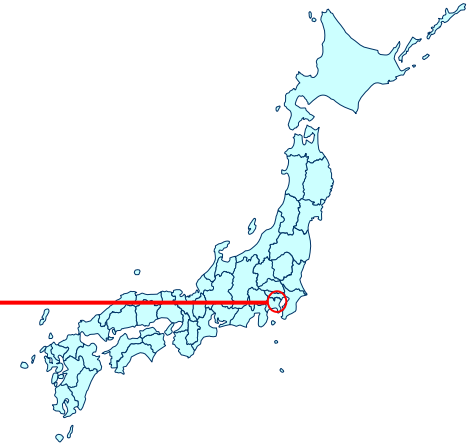
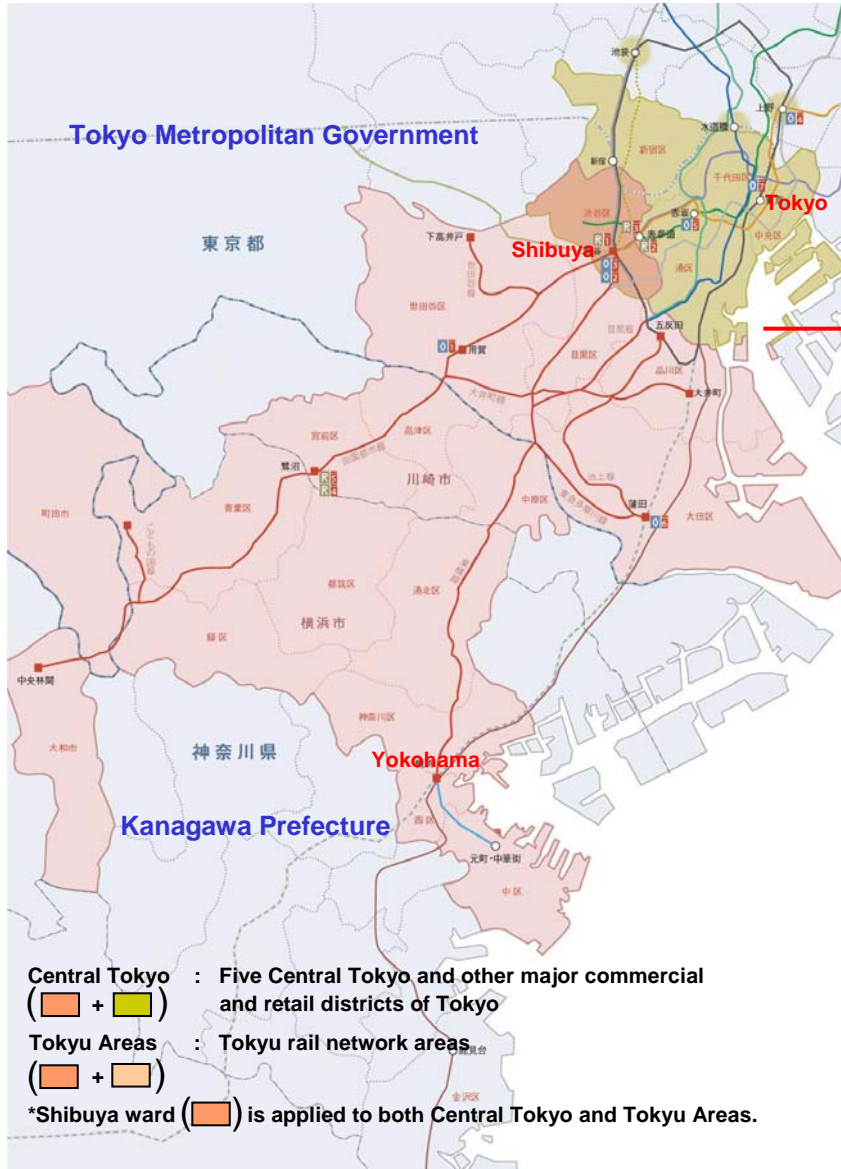
## Real Estate Segment of Tokyu Corporation

- Tokyu Corporation is engaged in working to create towns such as Denenchofu, Senzoku and Tokyu Tama Den-en Toshi, and the development know-how is being utilized in redevelopment projects in central Tokyo such as Cerulean Tower and Shibuya Mark City
- Since listing of TOKYU REIT, Tokyu Corporation has been progressing development projects in Shibuya, Nagatacho, Futako Tamagawa, Tama Plaza, Ginza, Toranomom, Yonbancho, etc. There is an increasing expectation by Tokyu Corporation for the functions of owning and leasing real estate from the long-term perspective of TOKYU REIT, which operates business in the same area

# Main Targeted Area of Investment (Central Tokyo and Tokyu Areas)

## “Tokyu Areas”

~ Areas stretch out as far as 30km from Tokyo to Yokohama / Kawasaki ~



	Five Central Tokyo Wards	Tokyu Areas	Total
Area* (km <sup>2</sup> )	75.47	489.84	550.20
Population**	843,588	5,034,425	5,682,033
Population* in Daytime	3,689,522	5,016,082	8,155,889
Household**	495,716	2,471,310	2,849,817
Workers*	3,078,383	2,679,615	5,352,680

\* Economic and Financial Data from Ministry of internal Affairs and Communications as of March 2006

\*\* Population Census from Ministry of Internal Affairs and communications as of March 2009