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For Immediate Release

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**Notice Concerning Operating Forecasts for the First Fiscal Period Ending January 31, 2004
and the Second Fiscal Period Ending July 31, 2004 (revision)**

TOKYU REIT, Inc. ("TOKYU REIT") today announced revisions to its operating forecasts for its first fiscal period (June 20, 2003 to January 31, 2004), and for its second fiscal period (February 1, 2004 to July 31, 2004) which were announced on August 18, 2003.

1. Reasons for revisions

Change of offer price per unit used for the forecasts according to the determination of offer price

- (1) Indicative pricing range of offer price used for the forecasts on August 18 is between ¥480,000 and ¥530,000.
- (2) Offer price determined on September 1 is ¥530,000.

2. Revised Forecasts for the First and Second Fiscal Period

	Net Income (in millions)	Distributions per Unit	Distributions in Excess of Earnings per Unit
Previous forecasts (as of August 18, 2003)			
First Fiscal Period (June 20, 2003 – January 31, 2004)	¥815 to ¥825	¥8,320 to ¥8,422	-
Second Fiscal Period (February 1, 2004 – July 31, 2004)	¥1,176 to ¥1,196	¥12,004 to ¥12,210	-
Revised forecasts (as of September 1, 2003)			
First Fiscal Period (June 20, 2003 – January 31, 2004)	¥825	¥8,422	-
Second Fiscal Period (February 1, 2004 – July 31, 2004)	¥1,196	¥12,210	-

The revised operating forecasts for the first and the second fiscal period are based on the reasons mentioned in 1. and assumptions stated below and do not guarantee the actual results of operations. Actual results of net income and distributions per unit may differ due to change in operating environment.

Note: This press release provides information regarding TOKYU REIT's revised operating forecasts for the fiscal periods ending January 31, 2004 and July 31, 2004, and is not provided as an inducement or invitation for investment. We caution readers to refer to TOKYU REIT's preliminary offering circular and final offering circular and to undertake investment decisions subject to individual determination. This press release is not intended to be, and is not, an offer of units for sale in the United States, and units may not be offered or sold in the United States absent registration or an exemption from registration under the United States Securities Act of 1933. There is not, and there is not currently intended to be, any offering of the units in the United States.

**Assumptions Used for Operating Forecasts
for the Fiscal Periods Ending January 31, 2004 and July 31, 2004**

The assumptions that support forecasts for the first fiscal period ending January 31, 2004 and the second fiscal period ending July 31, 2004 are as follows. If, in the future, revised forecasts materially deviate from the original forecasts, TOKYU REIT will announce revised forecasts promptly.

	Assumptions
Property Portfolio	<ul style="list-style-type: none"> TOKYU REIT intends to use the net proceeds received from the offerings and the funds from debt financing to purchase trust beneficial interests in eleven properties ("initial properties"). TOKYU REIT will move swiftly to acquire those initial properties identified, following settlement of investment unit issue. Forecasts are based on the assumption that the property portfolio will remain unchanged (no new properties will be added to, and no existing properties will be removed from, the initial portfolio) up to and including the end of the second fiscal period ending July 31, 2004. The first fiscal period reflects operations for approximately 4.7 months (approximately 142 days).
Operating Revenues	<ul style="list-style-type: none"> Operating revenues are estimated based on the historical performance of each initial property, as provided under the relevant lease agreements as of April 30, 2003, adjusted by expected changes, including any increases or reductions in rental income, based on the execution of new lease agreements and the expiration, termination or renewal (or notices received to that effect) of existing lease agreements, as well as other known factors (including competitive properties located in the same areas as TOKYU REIT's properties and real estate market conditions in such areas or otherwise).
Operating Expenses	<ul style="list-style-type: none"> No property-related taxes will be expensed in the first fiscal period because in connection with the purchases of the initial properties, TOKYU REIT will pay to the sellers the amounts of the property-related taxes for the period from the date of acquisition through to December 31, 2003 as a part of the acquisition costs of the initial properties. Normal spending of property-related taxes beginning in the second fiscal period is provided. Property-related taxes in the second fiscal period is assumed to be approximately 321 million yen. Repair, maintenance and renovation expenses are projected based on the historic expenses associated with each property, as adjusted to take into account budgeted repair, maintenance and renovation expenses, although TOKYU REIT may actually record substantially different amounts in the event of unbudgeted emergency repairs. Depreciation and amortization expenses are calculated based on a straight-line method. Specific components of depreciation and amortization are acquisition costs, costs associated with acquisition, and expected capital expenditures. TOKYU REIT estimates approximately 444 million yen and approximately 575 million yen for the first and second fiscal period, respectively.

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Non-operating Expenses	<ul style="list-style-type: none"> • Start-up costs associated with incorporation and costs incurred in connection with the offerings are estimated to be approximately 430 million yen for the first fiscal period. • Interest rates will remain unchanged until the end of the second fiscal period.
Debt Financing	<ul style="list-style-type: none"> • TOKYU REIT intends to obtain the debt financing of approximately 32.7 billion yen from qualified institutional buyers as defined in section 2-3-1 under the Securities and Exchange Act of Japan.
Investment Unit	<ul style="list-style-type: none"> • TOKYU REIT will have 98,000 units outstanding at the end of each of the fiscal periods ending January 31, 2004 and July 31, 2004 (no additional issue of new investment units up to and including the end of the second fiscal period ending July 31, 2004).
Distribution per Unit	<ul style="list-style-type: none"> • Distributions per unit are calculated according to TOKYU REIT's distribution policy described in its articles of incorporation. Calculations are based on a 100% distribution of net income.
Distributions in Excess of Earnings per Unit	<ul style="list-style-type: none"> • TOKYU REIT does not currently anticipate distributions in excess of earnings per unit.
Other	<ul style="list-style-type: none"> • There will be no material changes in legislation and regulations, Japanese GAAP and Japanese taxation. • There will be no material changes in the general economic and real estate market conditions in Japan.

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