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## Notice Concerning Advertisement of Sub-Station Name Featuring Setagaya Business Square on the Signboard of Yoga Station on Tokyu Denen-toshi Line (Publicity Information)

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that it has decided to install advertisement of the name of Setagaya Business Square (the “Property”) featured in the sub-station name on the signboard of Yoga Station on the Tokyu Denen-toshi Line, with a purpose of reinforcing the tenant solicitation of the Property through improved recognition as well as maintaining and enhancing its asset value. This will be conducted with the cooperation of Tokyu Corporation (“Tokyu Corp.”), the sponsor of TOKYU REIT. Details are as follows.

### 1. Description of the advertisement of sub-station name on station signboard

#### (1) Full station name

Yoga Station (Setagaya Business Square Mae)

\*The sub-station name meaning “Front of Setagaya Business Square”

#### (2) Station sign (Illustrative drawing)



2. Starting date of the advertisement of sub-station name on station signboard

January 1, 2014

\*The above date is the starting date indicated in the contract, but actual display will start on or after December 19, 2013 once the preparation is completed.

3. Background of the installation of the advertisement of sub-station name on station signboard

TOKYU REIT owns trust beneficiary right on its co-ownership interests (55%) of the Property, while the remaining co-ownership interests (45%) is owned jointly by three consolidated subsidiaries of Tokyu Corp. (the subsidiaries collectively referred to as “the consolidated group companies of Tokyu Corp.”), as announced in the press release “Notice Concerning Decision on Acquisition of co-ownership interests of Setagaya Business Square by three consolidated subsidiaries of Tokyu Corp.” dated September 27, 2013.

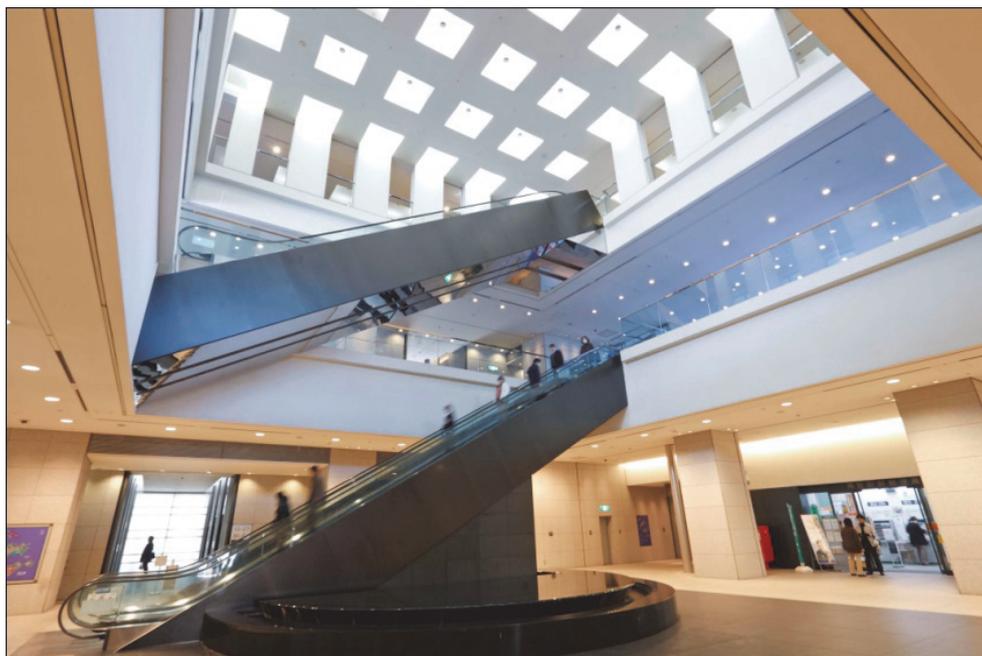
As described in the said press release, given the acquisition of the remaining co-ownership interest by the consolidated group companies of Tokyu Corp., TOKYU REIT has investigated measures to exercise collaborative effects with Tokyu Corp., the sponsor, and help enhance the asset value of the Property. The installation of the advertisement of sub-station name is part of such collaborative endeavors.

Setagaya Business Square is a large-scale property perceived as a local landmark, conveniently located as it is directly connected to Yoga Station and offers good road access from the Metropolitan Expressway Route No. 3 Shibuya Route, the Tomei Expressway, Ring Road No. 8 and the National Route 246. The installation of the advertisement of sub-station name on the station name signboard is expected to increase the exposure of the name of the Property and enhance the recognition of the Property, including the understanding of its direct connection to Yoga Station, which until now has been poorly understood due to the station being underground. TOKYU REIT anticipates that such enhanced recognition should lead to strengthened tenant solicitation of the Property’s office towers and expanded sales of its retail facilities through an increased number of people visiting the Property. Going forward, TOKYU REIT will continue to make collaborative efforts with Tokyu Corp., the sponsor, and consolidated group companies of Tokyu Corp. to maintain and enhance the asset value of the Property.

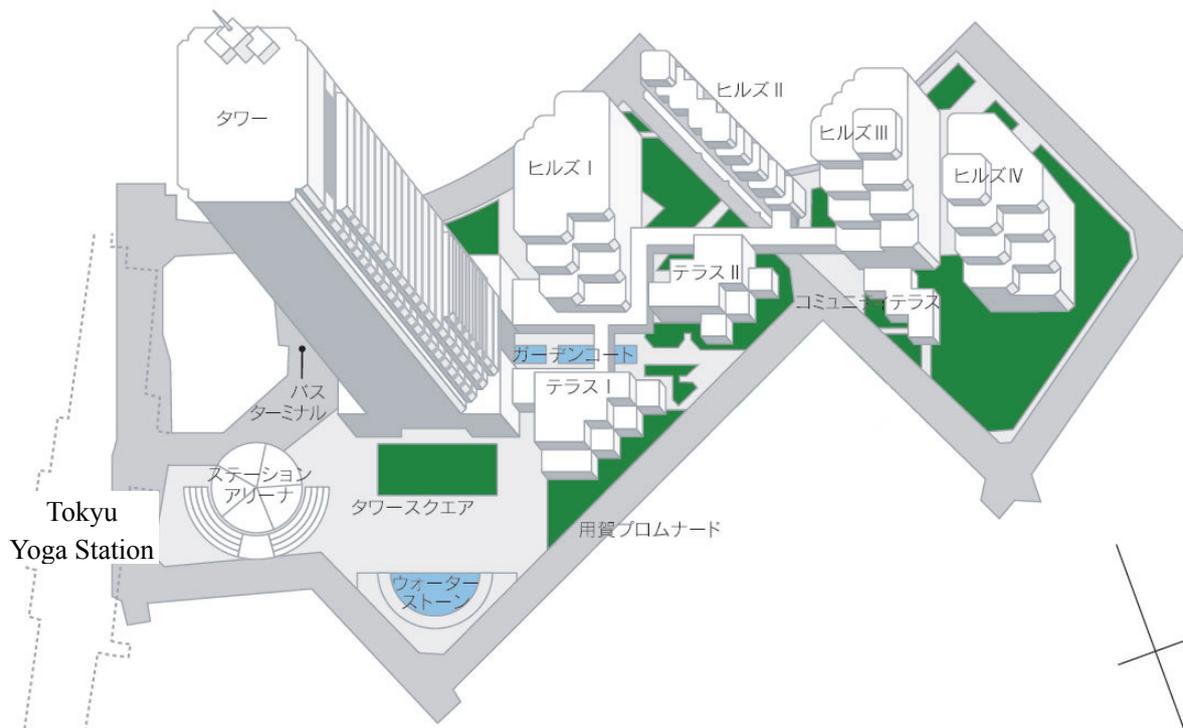


#### 4. Summary of the Property

Address:	4-10-1, 2, 3, 4, 5 and 6, Yoga, Setagaya-ku, Tokyo *Directly connected to Yoga Station on the Tokyu Denen-toshi Line
Total land space:	21,315.68m <sup>2</sup>
Building	
- Towers:	94,373.72m <sup>2</sup>
- No. of buildings:	Total of 7 towers including main high rise tower
- Structures:	SRC/RC/S with flat roof
- Floors:	B2/28F
- Usage:	Offices, retail and others
Completion:	September 1993



## Location map of the Property



### [Reference]

#### Disclosure by TOKYU REIT regarding the Property

September 27, 2013 Notice Concerning Decision on Acquisition of co-ownership interests of Setagaya Business Square by three consolidated subsidiaries of Tokyu Corp.  
[http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.09.27\\_E.pdf](http://www.tokyu-reit.co.jp/eng/material/pdf/kaiji/2013/2013.09.27_E.pdf)

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.