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## Notice Concerning Acquisition of DBJ Green Building Certification

TOKYU REIT, Inc. (“TOKYU REIT”) announced that Development Bank of Japan Inc. (DBJ) conferred DBJ Green Building Certification on February 25, 2015, on two office buildings in TOKYU REIT’s portfolio (Setagaya Business Square and Tokyu Toranomom Building).

### 1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification program (the “Program”) is a certification program established by DBJ in April 2011 in order to support real estate demonstrating environmental and social awareness (“Green Buildings”). The Program recognizes and certifies socially and economically desirable real estate, based on a comprehensive assessment that includes not only the property’s environmental performance but also its addressing of disaster prevention, community consideration, and other requirements of various stakeholders, and supports initiatives thereof.

Please refer to the following for more information on the Program.

Website operated jointly by DBJ and Japan Real Estate Institute: <http://igb.jp/index.html> (in Japanese)

### 2. DBJ Green Building Certification Assessment Rank

The following is the DBJ Green Building Certification acquired by TOKYU REIT.

Property Name	Location	Assessment Rank
Setagaya Business Square*	4-10-1, 2, 3, 4, 5, 6, Yoga, Setagaya-ku, Tokyo	Properties with high environmental & social awareness
Tokyu Toranomom Building	1-21-19 Toranomom, Minato-ku, Tokyo	Properties with satisfactory environmental & social awareness

\*TOKYU REIT holds 55% co-ownership interest in Setagaya Business Square.

The two properties above were recognized for the following points.

- (1) That Setagaya Business Square is not only saving water resources by installing facilities for reuse of rainwater and greywater, but also contributing to heat island countermeasures by creating lush on-site greenery.
- (2) That Tokyu Toranomom Building proactively promotes heat island countermeasures by increasing rooftop and wall greening and provides comfort to the building's office workers.

3. Future Initiatives

Based on the “Environmental Policy” established on March 14, 2014, TOKYU REIT recognizes the importance of environmental consideration in property investment and management. Based on awareness of corporate social responsibility, TOKYU REIT continues to work towards reducing environmental impact and aiding the transition to a sustainable society.

This acquisition of DBJ Green Building Certification is part of such initiatives. In addition to ongoing utilization of the Program, TOKYU REIT will continue to promote initiatives for promotion of energy saving, low carbonization, water saving and waste reduction, consideration for safety, health and comfort, etc., while working together with property management companies, etc.

(Attachment)

**Setagaya Business Square**

(Location: 4-10-1, 2, 3, 4, 5, 6, Yoga, Setagaya-ku, Tokyo)



Site area: 21,315.68 m<sup>2</sup>  
 Total floor area: 94,373.72 m<sup>2</sup>  
 Completion: September 1993  
 Structure: SRC/RC/S, B2F/28F

Properties with high environmental & social awareness



**Tokyu Toranomom Building**

(Location: 1-21-19 Toranomom, Minato-ku, Tokyo)



Site area: 1,764.92 m<sup>2</sup>  
 Total floor area: 11,983.09 m<sup>2</sup>  
 Completion: April 2010  
 Structure: S, 10F

Properties with satisfactory environmental & social awareness



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.