

December 22, 2016

Real Estate Investment Trust Unit Issuer:
TOKYU REIT, Inc.
1-12-1, Dogenzaka,
Shibuya-ku, Tokyo, 150-0043, Japan
Kazuyoshi Kashiwazaki
Executive Director
(Securities Code: 8957)

Investment Management Company:
Tokyu Real Estate Investment Management Inc.
Representative:
Kazuyoshi Kashiwazaki
Representative Director & President, Chief Executive Officer
Inquiries:
Kiyoshi Yamakawa
Chief Financial Officer and General Manager, Finance and IR
TEL: +81-3-5428-5828

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 December 22, 2016 on a office property in TOKYU REIT’s portfolio (Tokyu Bancho 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
Tokyu Bancho Building	6, Yonbancho, Chiyoda-ku, Tokyo	Properties with excellent environmental & social awareness

The property above was recognized for the following points.

- (1) The property shows high performance in energy saving with installment of water-saving toilets as well as employment of LED lighting in common areas and exclusive areas among others.
- (2) The property not only possesses sufficient specifications as the most recent building, but also offers building management that is considerate of working environment, providing a space to refresh that is surrounded by greenery and a convenience store.
- (3) The property is excellent in terms of risk management, having disaster response equipment such as a reserve power source and emergency kit cabinets in elevators along with IC card readers monitoring entry and exit.

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.

(Reference 1) The property for which TOKYU REIT Acquired DBJ Green Building Certification This Time

Tokyu Bancho Building

(Location: 6, Yonbancho, Chiyoda-ku, Tokyo)



Site area: 2,754.18m²
[Land included in the property trust totals: 2,573.80m²]

Total floor area: 15,834.55m²
[Exclusive ownership area of compartments under compartmentalized ownership pertaining to property trust: 11,431.09m²]

Completion: September 2011

Structure: S,11F

Properties with excellent environmental & social awareness



(Reference 2) List of DBJ Green Buildings in TOKYU REIT's Portfolio (as of December 22, 2016)

Use	Property Name	Location	Assessment Rank
Office	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 Bancho Building	6, Yonbancho, Chiyoda-ku, Tokyo	Properties with excellent environmental & social awareness
Retail	cocoti	1-23-16, Shibuya, Shibuya-ku, Tokyo	Properties with excellent environmental & social awareness
	QFRONT	21-6, Udagawa-cho, Shibuya-ku, Tokyo	Properties with high 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.