

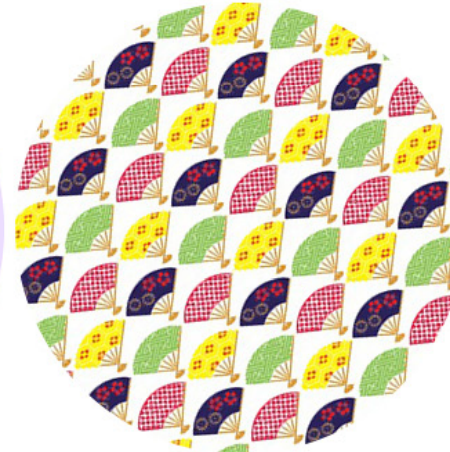


24th Fiscal Period (February 1, 2015 to July 31, 2015)

FINANCIAL RESULTS PRESENTATION

TOKYU REIT

TSE 8957 <http://www.tokyu-reit.co.jp/>

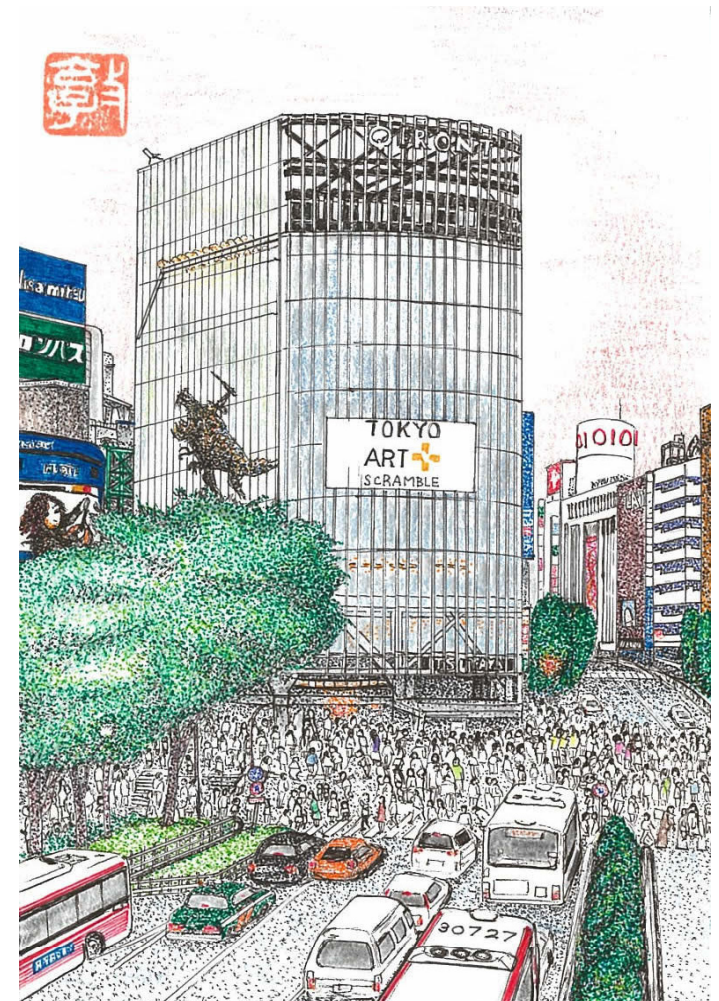


Aiming to be a 100-year REIT

1. Financial Results Overview of TOKYU REIT, Inc. (TOKYU REIT)	2
2. Appendix	
(1) Investment Policy and Strategy	27
(2) Portfolio	41
(3) Investment Management Overview	49
(4) Debt Management and Composition of Unitholders	58
(5) Results and Performance	65
(6) Market Review	72

TOKYU REIT

1. Financial Results Overview of TOKYU REIT, Inc. (TOKYU REIT)



Internal Growth

Occupancy Rate

	23rd period	24th period	Changes
Retail (Urban)	97.9%	98.9%	+1.0pts
Retail (Suburban)	100%	100%	-
Office	95.5%	98.5%	+3.0pts
Total	97.1%	98.9%	+1.8pts

Rent Gap

Retail (Urban) : -4.8% → +1.0%
Office : -6.4% → -2.3%

Rent Revision, etc.

Increase/decrease ratio of rent revisions: +2.2%

NOI

NOI: ¥4,614 mn → ¥4,747 mn (+ ¥133 mn)
NOI Yield: 4.15% → 4.31% (+ 0.16pts)

Financial Strategy

Conversion to Long-term Debt

Long-term debt ratio: 100%

Reduce Interest Expenses

Average interest ratio: 1.40% → 1.38% (-0.02pts)
Interest expenses: ¥692 mn → ¥662 mn (- ¥29 mn)

Others

Distribution, Reserve for Reduction Entry

Distribution per unit: ¥2,451

Balance of reserve for reduction entry: ¥132 mn (¥135 per unit)

NAV per Unit

NAV per unit improved approx. 4.1% due to increase in unrealized gains

Financial Results Highlight (Summary), Increase/Decrease of Indices

	23rd Period Actual (Ended Jan. 2015)	24th Period Actual (Ended July 2015)	Changes
Operating Revenues	¥7,541 million	¥7,133 million	- ¥407 million
Net Income	¥2,660 million	¥2,396 million	- ¥264 million

NOI	¥4,614 million	¥4,747 million	+ ¥133 million
NOI Yield	4.15%	4.31%	+0.16pts
Period End Occupancy Rate	97.1%	98.9%	+1.8pts

* NOI = Profit/Loss from Property Leasing Activities + Depreciation + Loss from the Removal of Fixed Assets

* NOI Yield = NOI / Average Balance of Assets during the Period (Based on Acquisition Price)

Prepared on September 11, 2015

	23rd Period Actual (Ended Jan. 2015)	24th Period Actual (Ended July 2015)	Changes
Balance of Interest-Bearing Debt	¥97,000 million	¥97,000 million	-
Average Interest Rate	1.40%	1.38%	-0.02pts
Interest-Bearing Debt's Remaining Years to Maturity	4.19 years	4.50 years	+0.31 years
LTV at End of Period	43.3%	42.4%	-0.9pts
Net Income per Unit (EPS)	¥2,721	¥2,450	- ¥271
Distribution per Unit (DPU)	¥2,586	¥2,451	- ¥135
NAV per Unit	¥131,429	¥136,824	+ ¥5,395
Unrealized Gain	¥18,006 million	¥23,280 million	+ ¥5,273 million
Unrealized Gains/Losses Ratio	8.5%	11.1%	+ ¥2.6pts
Acquisition Capacity	¥31,657 million	¥36,693 million	+ ¥5,036 million

Financial Results Overview and Forecast (Comparison with Previous Fiscal Period)

Item		23rd Period Actual (Ended Jan. 2015)	24th Period Actual (Ended July 2015)	Changes	Major factors for difference
Operating Revenues	(A)	7,541	7,133	-407	
Revenues from Real Estate Operation	(B)	7,075	7,131	55	
Rental Revenues		6,566	6,574	8	
Other Revenues		509	556	47	Incidental Revenues (Revenue from Utility Expenses, etc.) +27 Other Revenues +19
Others		466	2	-463	
Gain on Sale of Properties		466	-	-466	Gain on sale of Beacon Hill Plaza (Ito-Yokado Noukendai Store)
Operating Expenses	(C)	4,157	4,050	-107	
Expenses from Real Estate Operation		3,478	3,396	-81	
Expenses	(D)	2,460	2,383	-77	Repair and Maintenance -55 Utility Expenses -10
NOI	(B)-(D)	4,614	4,747	133	
Depreciation		1,001	1,003	1	
Loss from the Removal of Fixed Assets		15	10	-5	
Others		679	653	-25	
Investment Management Fee		522	520	-2	
Operating Income	(A)-(C)	3,383	3,083	-300	
Non-Operating Revenues		4	9	4	
Non-Operating Expenses		726	695	-31	
Interest Expenses		692	662	-29	
Ordinary Income		2,661	2,396	-264	
Net Income		2,660	2,396	-264	

Net Income per Unit (EPS)	(¥)	2,721	2,450	-271
Amount Recorded as Reserve for Reduction Entry per Unit	(¥)	135	-	-135
Amount of Reversal of Reserve for Reduction Entry per Unit	(¥)	-	-	-
Distribution per Unit (DPU)	(¥)	2,586	2,451	-135
Occupancy Rate	(%)	97.1	98.9	1.8pts
NOI Yield	(%)	4.15	4.31	0.16pts

in JPY mn

25th Period Forecast (Ending Jan. 2016) as of Sep. 11, 2015	Changes	26th Period Forecast (Ending July 2016) as of Sep. 11, 2015	Changes
7,246	112	7,183	-63
7,246	115	7,183	-63
6,678	103	6,653	-24
568	11	529	-38
-	-2	-	-
-	-	-	-
4,160	109	4,119	-40
3,496	99	3,454	-42
2,449	65	2,420	-28
4,797	49	4,762	-34
1,029	25	1,025	-3
18	8	7	-10
664	10	665	1
528	8	528	-0
3,085	2	3,063	-22
1	-8	1	-0
680	-14	659	-21
644	-17	623	-21
2,406	9	2,405	-0
2,405	9	2,404	-0

2,460	10	2,459	-1
-	-	-	-
-	-	-	-
2,460	9	2,460	-
98.4	-0.5pts	96.9	-1.5pts
4.29	-0.03pts	4.30	0.01pts

* In preparing the forecast cash flow and period end occupancy rate, calculations are based on lease contracts effective as of August 31, 2015 and additionally factoring in increase and decrease in rent amount due to move-ins and move-outs of tenants which are assumed highly likely to occur in the future, and contract revisions, etc.

Financial Results Overview and Forecast (Comparison with Forecast)

Item	24th Period Actual (Ended Jul. 2015)	24th Period Forecast (Ended July 2015) as of Mar. 16, 2015	Changes	Major factors for difference
Operating Revenues (A)	7,133	7,112	21	
Revenues from Real Estate Operation (B)	7,131	7,112	18	
Rental Revenues	6,574	6,550	24	
Other Revenues	556	562	-6	
Others	2	-	2	
Gain on Sale of Properties	-	-	-	
Operating Expenses (C)	4,050	4,098	-48	
Expenses from Real Estate Operation	3,396	3,444	-47	
Expenses (D)	2,383	2,419	-35	Utility Expenses -21 Repair and Maintenance -12
NOI (B)-(D)	4,747	4,693	54	
Depreciation	1,003	1,003	-0	
Loss from the Removal of Fixed Assets	10	21	-11	
Others	653	654	-0	
Investment Management Fee	520	515	5	
Operating Income (A)-(C)	3,083	3,013	69	
Non-Operating Revenues	9	1	8	
Non-Operating Expenses	695	697	-2	
Interest Expenses	662	662	-0	
Ordinary Income	2,396	2,317	79	
Net Income	2,396	2,316	79	

Net Income per Unit (EPS) (¥)	2,450	2,369	81
Amount Recorded as Reserve for Reduction Entry per Unit (¥)	-	-	-
Amount of Reversal of Reserve for Reduction Entry per Unit (¥)	-	51	-51
Distribution per Unit (DPU) (¥)	2,451	2,420	31
Occupancy Rate (%)	98.9	98.0	0.9pts
NOI Yield (%)	4.31	4.26	0.05pts

in JPY mn

25th Period Forecast (Ending Jan. 2016) as of Sep. 11, 2015	Changes	25th Period Forecast (Ending Jan. 2016) as of Mar. 16, 2015	Changes
7,246	112	7,139	107
7,246	115	7,139	107
6,678	103	6,616	61
568	11	522	45
-	-2	-	-
-	-	-	-
4,160	109	4,132	27
3,496	99	3,480	16
2,449	65	2,433	15
4,797	49	4,705	91
1,029	25	1,038	-9
18	8	7	10
664	10	652	11
528	8	518	10
3,085	2	3,006	79
1	-8	1	0
680	-14	683	-2
644	-17	647	-2
2,406	9	2,323	82
2,405	9	2,322	82

2,460	10	2,375	85
-	-	-	-
-	-	84	-84
2,460	9	2,460	-
98.4	-0.5pts	97.7	0.7pts
4.29	-0.03 pts	4.20	0.09 pts

* In preparing the forecast cash flow and period end occupancy rate, calculations are based on lease contracts effective as of August 31, 2015 and additionally factoring in increase and decrease in rent amount due to move-ins and move-outs of tenants which are assumed highly likely to occur in the future, and contract revisions, etc.

Balance Sheet

■ 24th Period (7/2015) Balance Sheet

ASSETS

in JPY mn

Item	24th Period (Jul. 31, 2015)	23rd Period (Jan. 31, 2015)	Changes
Current Assets	11,325	11,395	-69
Cash and Bank Deposits	11,052	11,115	-63
Others	273	279	-6
Fixed Assets	211,424	211,877	-453
Property and equipment	210,192	210,644	-452
Intangible assets	7	9	-1
Investment and other assets	1,224	1,223	0
Deferred Assets	60	73	-13
Total Assets	222,810	223,346	-536

Increase due to capital expenditure	542
Decrease due to depreciation, etc.	-995

LIABILITIES and NET ASSETS

in JPY mn

Item	24th Period (Jul. 31, 2015)	23rd Period (Jan. 31, 2015)	Changes
Current Liabilities	8,433	14,425	-5,992
Long-term Borrowings maturing within a year	5,700	11,200	-5,500
Consumption Tax Payable	-	329	-329
Others	2,733	2,895	-162
Long-term Liabilities	101,369	95,780	5,588
Investment Corporation Bonds	9,500	9,500	-
Long-term Borrowings	81,800	76,300	5,500
Leasehold and Security Deposits Received	10,069	9,980	88
(Total Interest-Bearing Liabilities)	97,000	97,000	-
Total Liabilities	109,802	110,206	-404
Total Unitholder's Equity	113,008	113,140	-132
Unitholders' Capital	110,479	110,479	-
Retained Earnings	2,528	2,660	-132
Reserve for Reduction Entry	132	-	132
Unappropriated Retained Earnings	2,396	2,660	-264
Total of Liabilities and Net Assets	222,810	223,346	-536

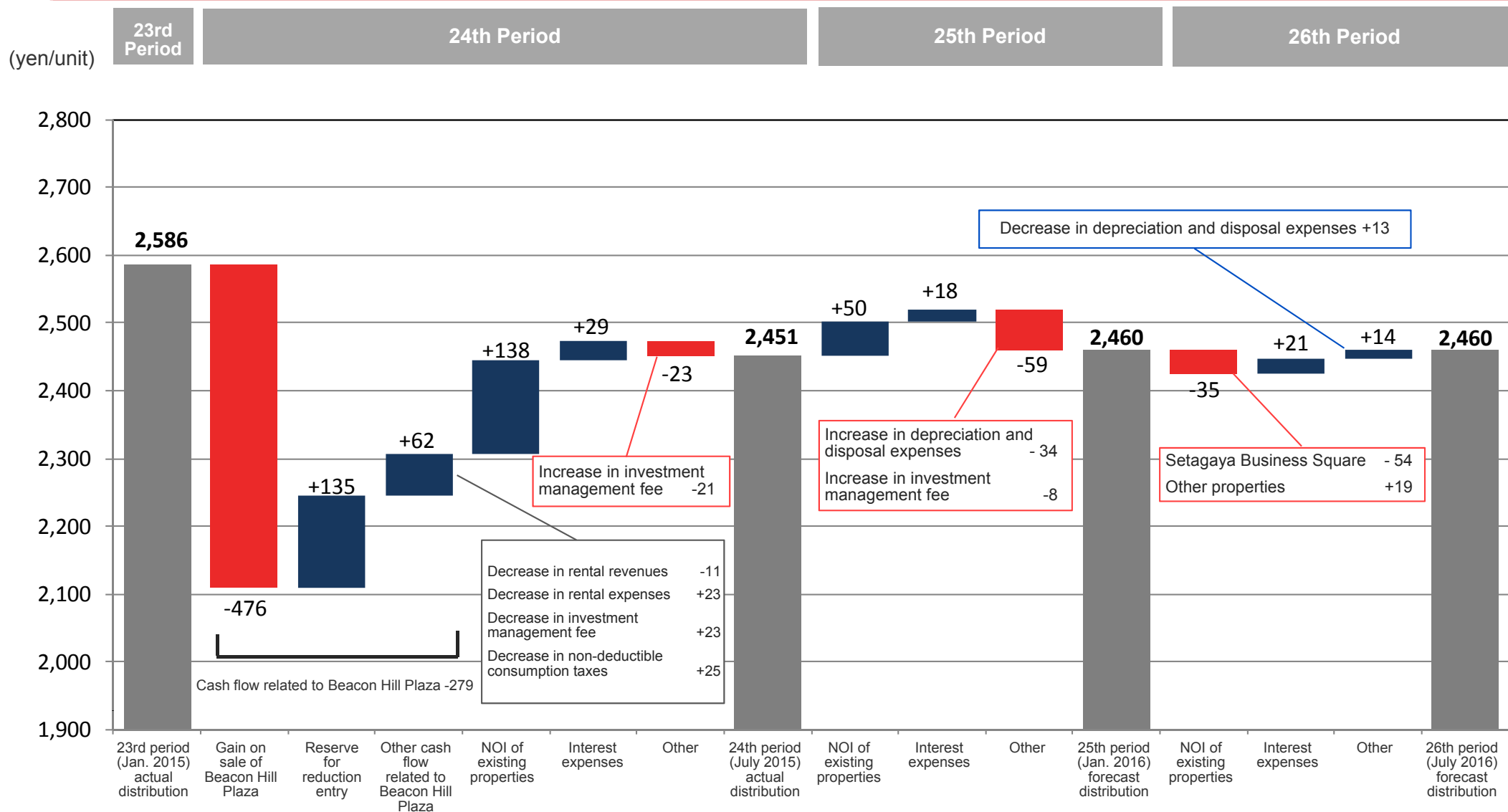
Cash Flow Statement

■ 24th Period (7/2015) Cash Flow Statement

in JPY mn

Item	24th Period (Ended Jul. 2015)	23rd Period (Ended Jan. 2015)	Changes
I Cash Flow from Operating Activities	3,117	11,857	-8,740
Net Income before Income Taxes	2,396	2,661	-264
Depreciation	1,003	1,001	1
Sale of property and equipment held in trust	-	8,189	-8,189
Others	-283	5	-288
II Cash Flow from Investing Activities	-652	1,694	-2,347
Purchase of Fixed Assets	-641	-2,448	1,806
Proceeds from Leasehold and Security Deposits Received	-11	-2,089	2,077
Lease Deposits	0	18	-17
Proceeds from Withdrawal of Entrusted Deposit with Usage Restriction	-	6,214	-6,214
III Cash Flow from Financing Activities	-2,527	-8,457	5,929
Proceeds from / Repayment of Short-term Debt	-	-5,000	5,000
Proceeds from Long-term Borrowings	9,000	4,000	5,000
Repayment of Long-term Borrowings	-9,000	-	-9,000
Redemption of Investment Corporation Bonds	-	-5,000	5,000
Dividend Payment	-2,527	-2,457	-70
IV Net Increase / Decrease in Cash and Cash Equivalents	-63	5,094	-5,157
V Cash and Cash Equivalents at Beginning of Period	11,115	6,020	5,094
VI Cash and Cash Equivalents at End of Period	11,052	11,115	-63

Breakdown of Increase/Decrease in Distribution

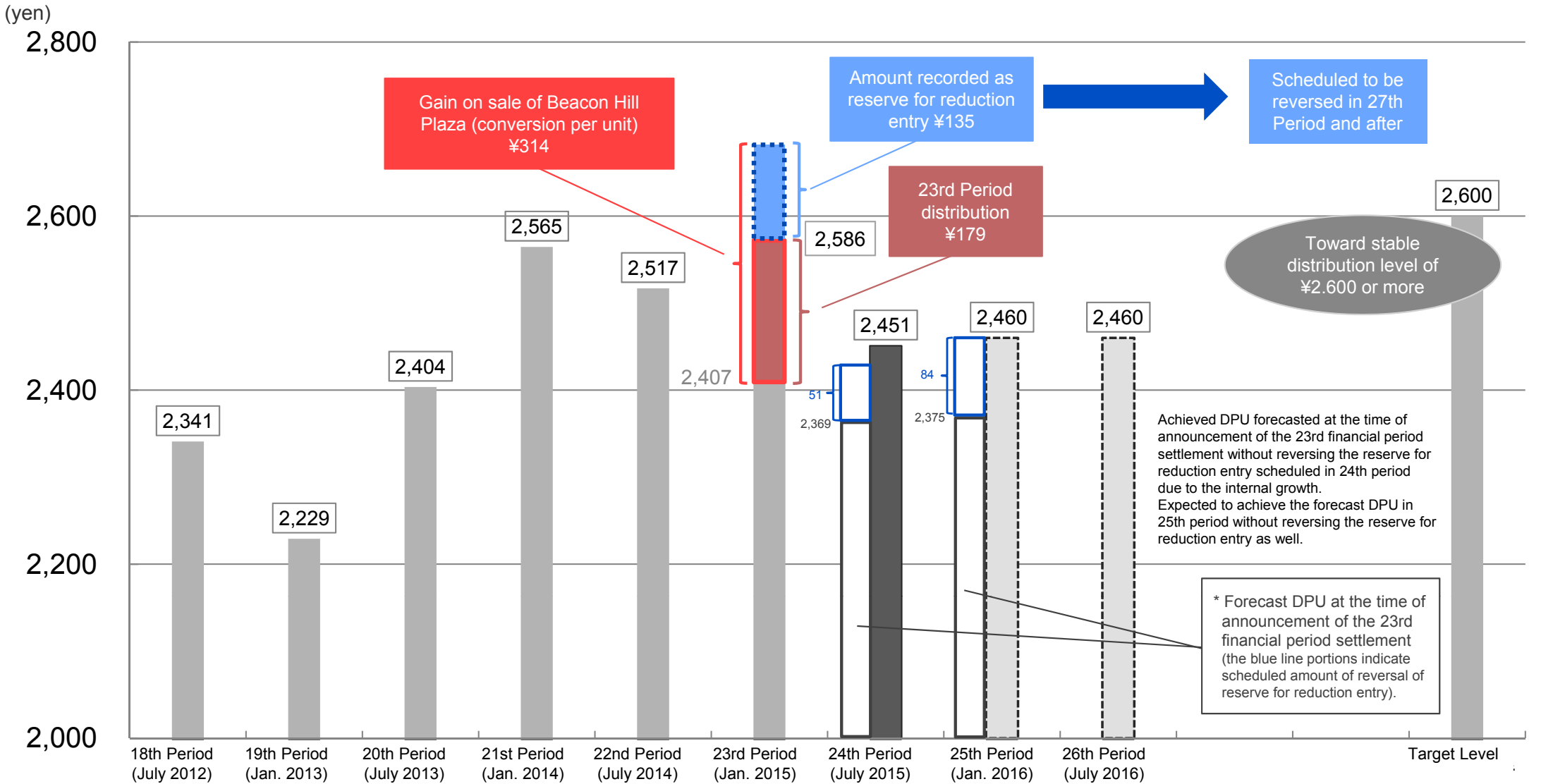


* Existing properties refer to the 29 properties remaining when Beacon Hill Plaza (Ito-Yokado Noukendai Store) is excluded.

* Each variable factor is stated in the amount arrived at when the amount of change from the previous period is divided by the total number of investment units (977,600 units), rounded down to the nearest yen.

Future Distribution

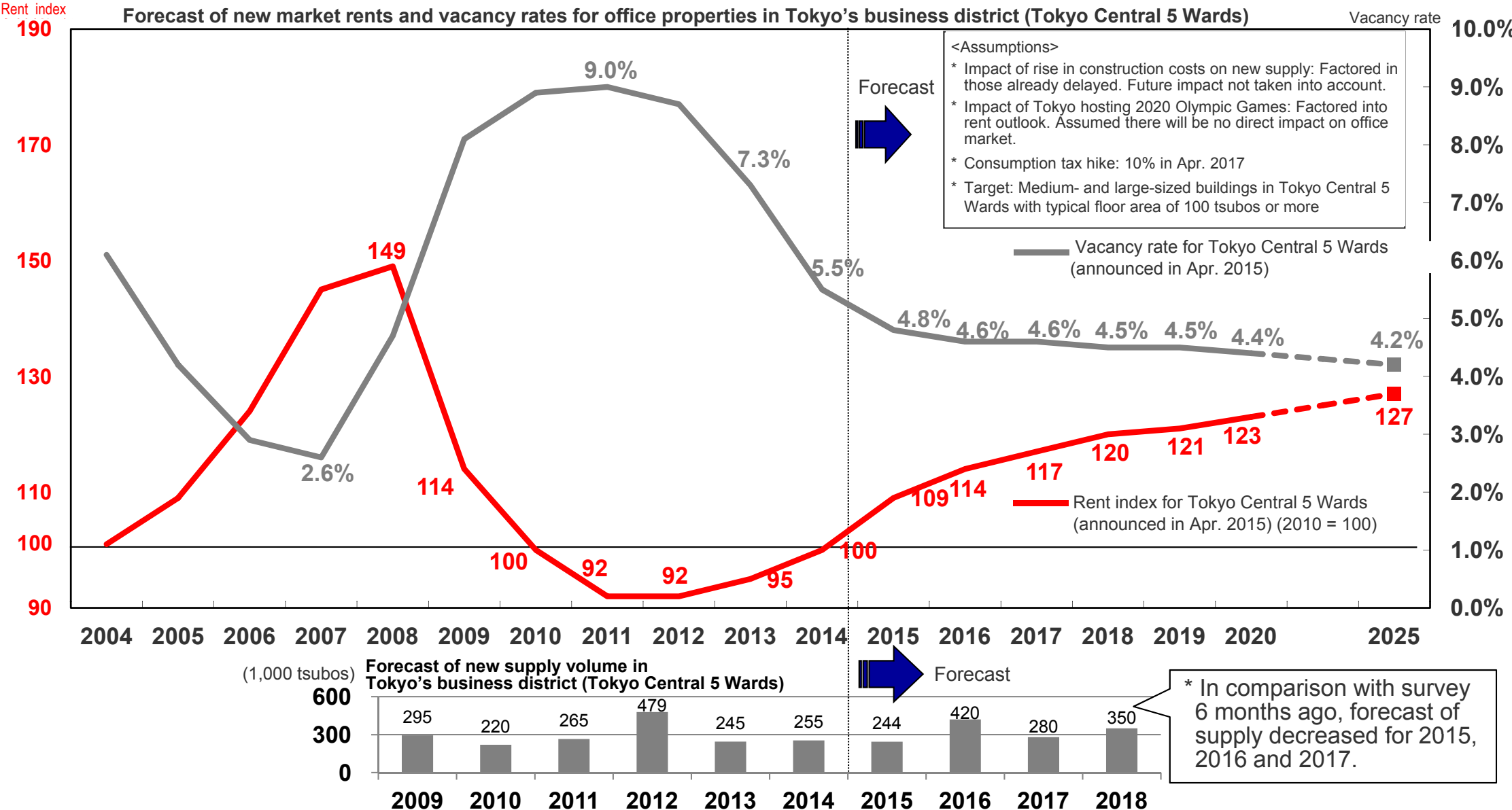
Internal growth is progressing due to upward revision of rent, new move-ins, etc., but DPU remains flat as a move-out of a large tenant during 26th Period is expected. Reserve for reduction entry recorded in 23rd Period is scheduled to be reversed for work corresponding to move-outs of large tenants in 27th Period and after.



*This page represents the views of Tokyu REIM

Forecast of New Market Rents and Vacancy Rates for Office Properties (as announced on April 23, 2015)

* In comparison with the forecast announced on October 21, 2014, forecast for office rent slightly decreased. There is a need to continuously monitor how soaring construction costs, which are not factored into the forecast, will impact the volume of new supply of office buildings from 2016 to 2018. (In some cases, the supply has been delayed.)

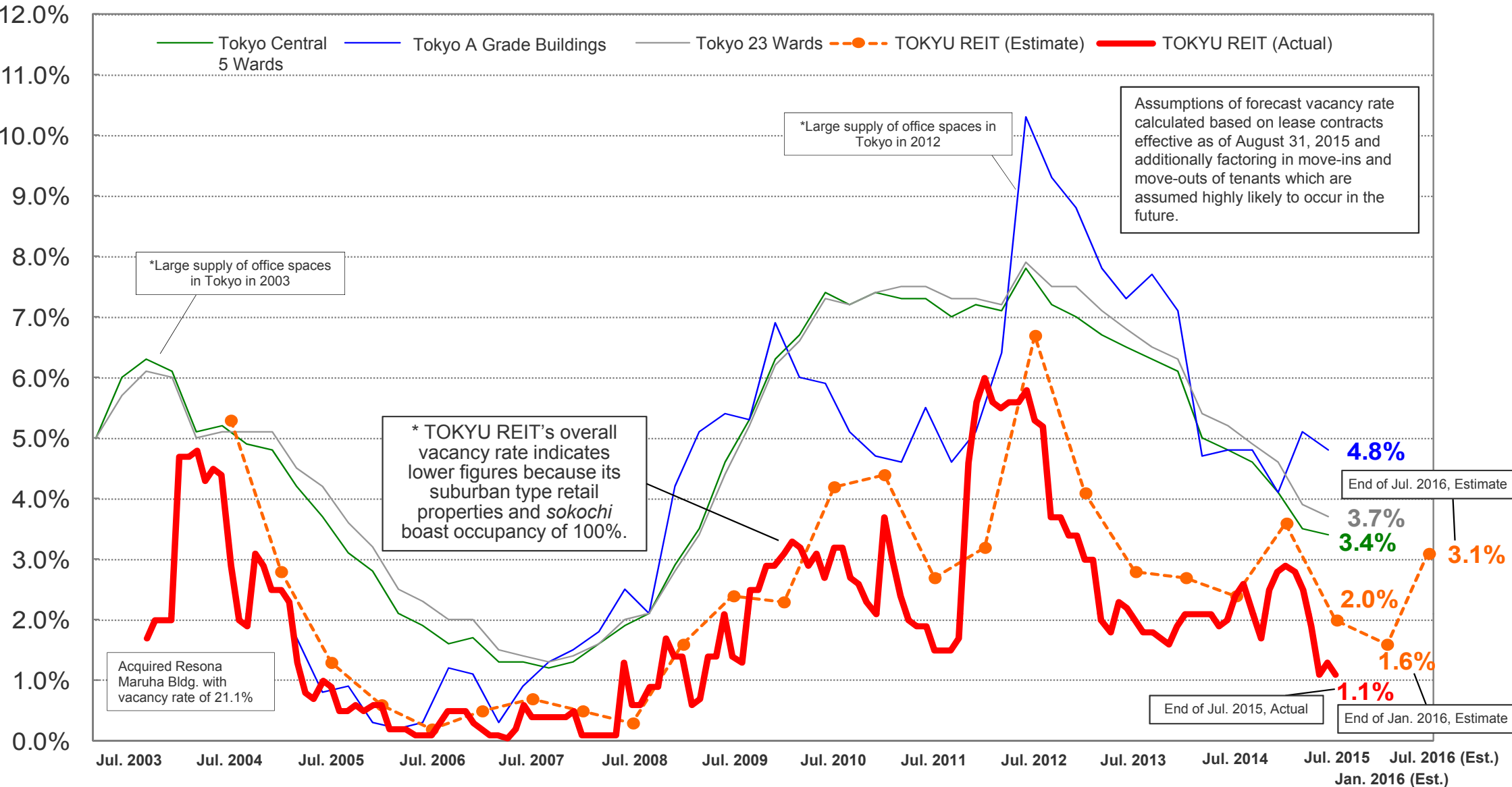


Source: Materials announced by Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.) on April 23, 2015

*Comments by TokyU REIM

Changes in Vacancy Rate

* TOKYU REIT's vacancy rate in the fiscal period ended July 2015 decreased and the forecast for the fiscal period ending January 2016 is expected to drop to 1.6%.

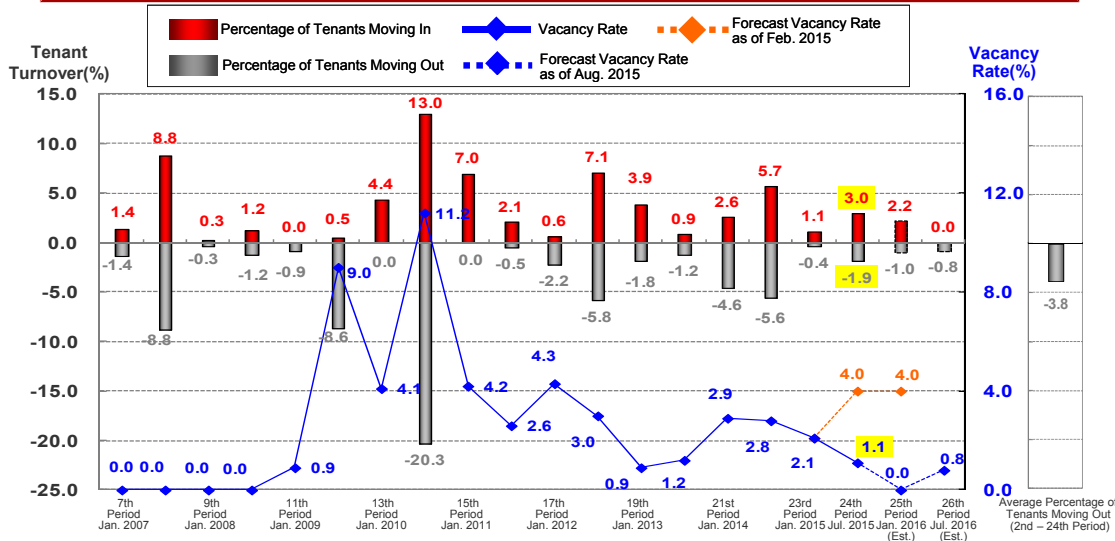


Source: CBRE K.K.

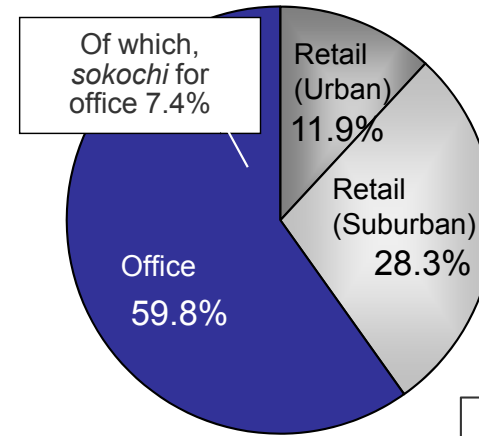
Changes in Tenant Turnover and Vacancy Rate

* Actual vacancy rate as of the end of the 24th period fell far below the forecast.

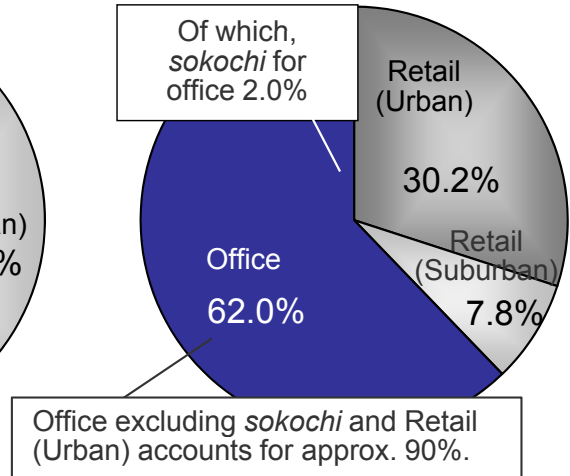
Retail (Urban)



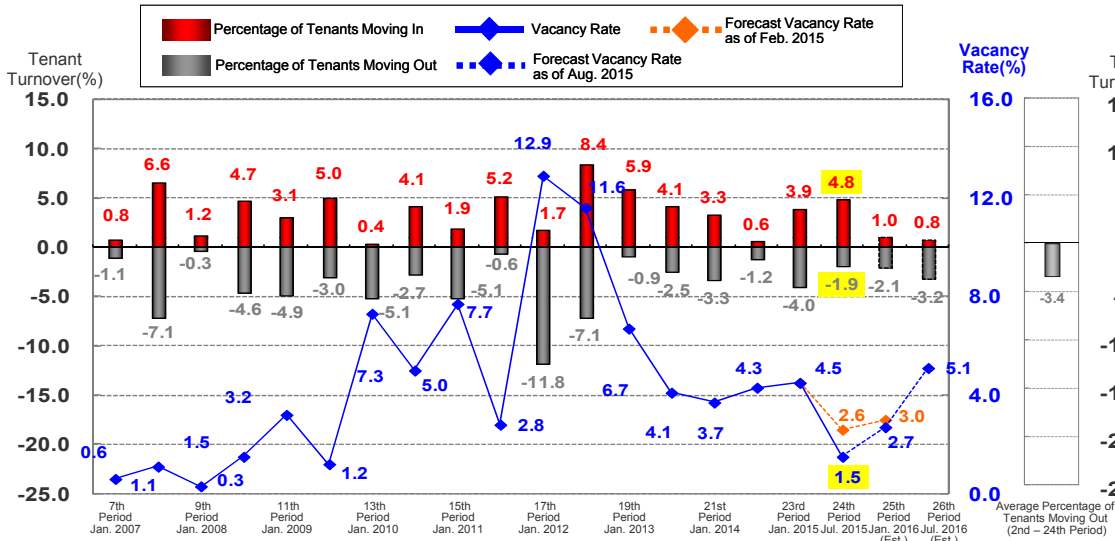
<Total Leasable Area by Segment>



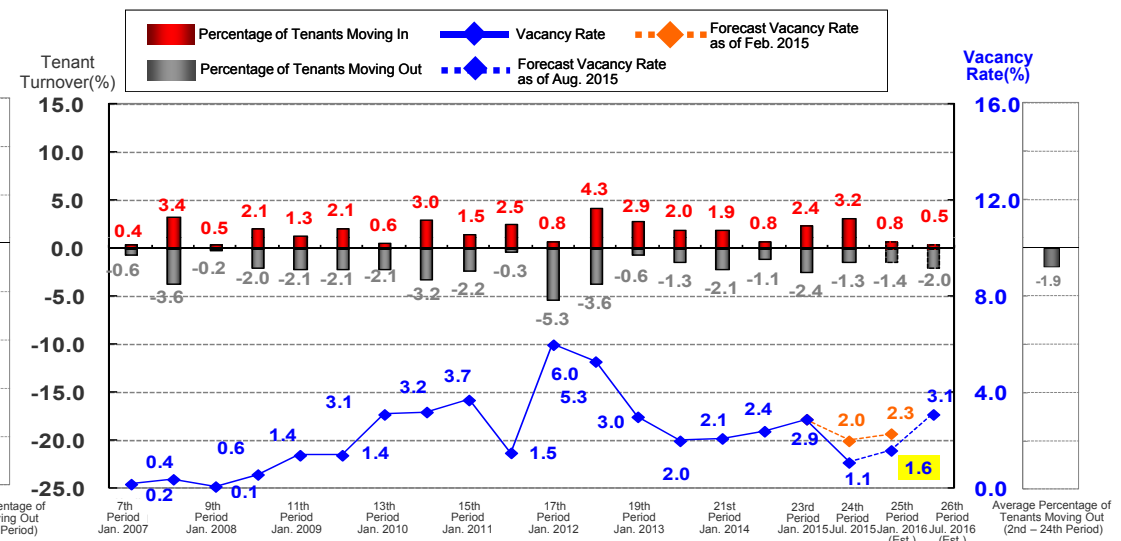
<Rental Revenues by Segment>



Office



Overall Portfolio

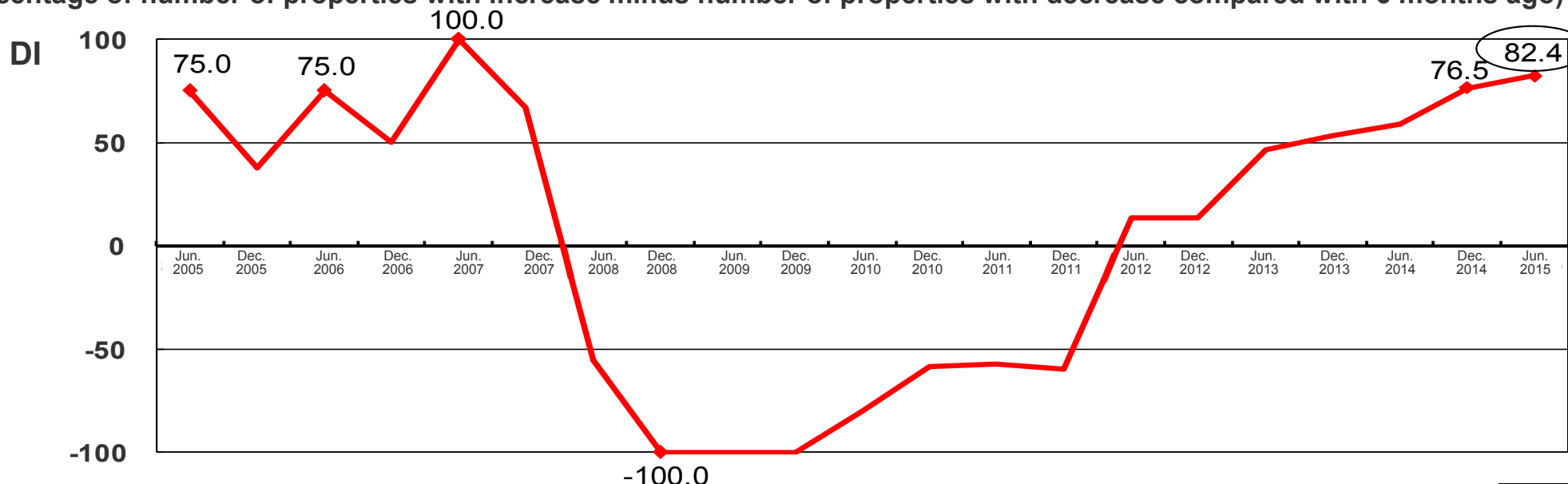


In calculating the estimate vacancy rate, lease contracts effective as of August 31, 2015 is used as basis and move-ins and move-outs of tenants which are assumed highly likely to occur in the future are additionally factored in.

New Market Rent D.I. (Office Portfolio: 17 properties)

* Number of properties in TOKYU REIT's office portfolio with higher new market rent further increased, marking second highest new market rent D.I. ever.

- New market rent D.I. for TOKYU REIT's office portfolio (percentage of number of properties with increase minus number of properties with decrease compared with 6 months ago)



	Jun. 2005	Dec. 2005	Jun. 2006	Dec. 2006	Jun. 2007	Dec. 2007	Jun. 2008	Dec. 2008	Jun. 2009	Dec. 2009	Jun. 2010	Dec. 2010	Jun. 2011	Dec. 2011	Jun. 2012	Dec. 2012	Jun. 2013	Dec. 2013	Jun. 2014	Dec. 2014	Jun. 2015
Number of properties																					
Properties with an increase in new market rent compared with 6 months ago	6	4	6	4	9	6	0	0	0	0	0	0	0	0	2	3	7	9	10	13	14
Properties with no change	2	3	2	4	0	3	4	0	0	0	2	5	6	6	13	11	8	8	7	4	3
Properties with a decrease in new market rent compared with 6 months ago	0	1	0	0	0	0	5	12	12	10	8	7	8	9	0	1	0	0	0	0	0
Total	8	8	8	8	9	9	9	12	12	10	10	12	14	15	15	15	15	17	17	17	17
Percentage																					
Properties with an increase in new market rent compared with 6 months ago	75.0	50.0	75.0	50.0	100.0	66.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.3	20.0	46.7	52.9	58.8	76.5	82.4
Properties with no change	25.0	37.5	25.0	50.0	0.0	33.3	44.4	0.0	0.0	0.0	20.0	41.7	42.9	40.0	86.7	73.3	53.3	47.1	41.2	23.5	17.6
Properties with a decrease in new market rent compared with 6 months ago	0.0	12.5	0.0	0.0	0.0	0.0	55.6	100.0	100.0	100.0	80.0	58.3	57.1	60.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
New market rent D.I. for office portfolio	75.0	37.5	75.0	50.0	100.0	66.7	-55.6	-100.0	-100.0	-100.0	-80.0	-58.3	-57.1	-60.0	13.3	13.3	46.7	52.9	58.8	76.5	82.4

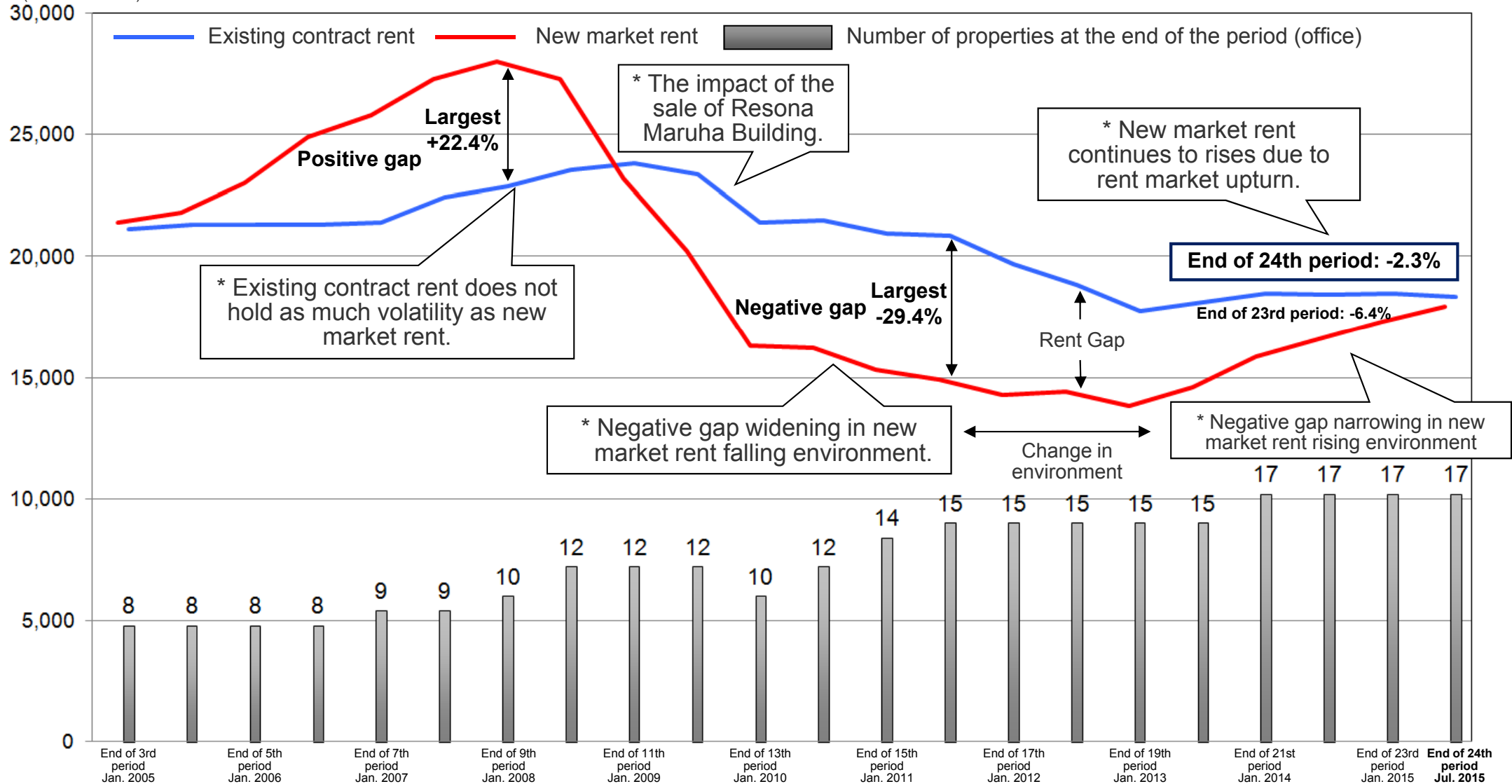
* New market rent is the mean value of rents appraised by CBRE for individual properties.

* OKI System Center (sokochi) is excluded from the office portfolio.

Changes in Rent Gap (Office)

*** With new market rent increasing, narrowing in rent gap became clear. Aim for internal growth through upward revision of rent.**

Unit (¥/Month/Tsubo)



* In calculating the existing contract rent, vacant spaces have not been factored in.

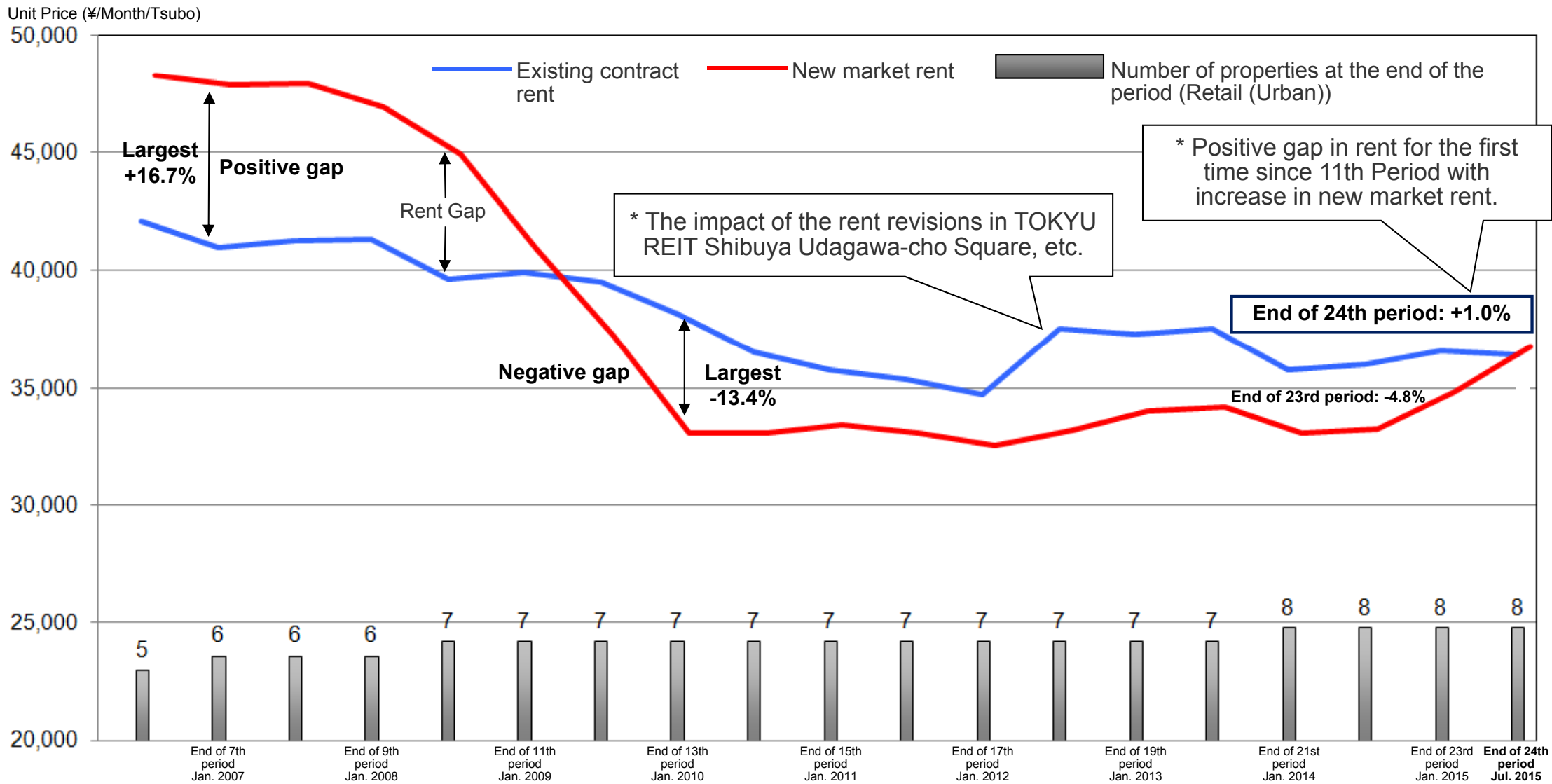
* Existing contract rent and new market rent include common area charges (excludes income from parking, warehousing and billboards).

* Oki System Center (sokochi) is excluded.

* New market rent is the mean value of rents appraised by CBRE for individual properties.

Changes in Rent Gap (Retail (Urban))

*** With new market rent increasing, rent gap turned to positive for the first time since 11th Period. This will aid upward revision of rent.**



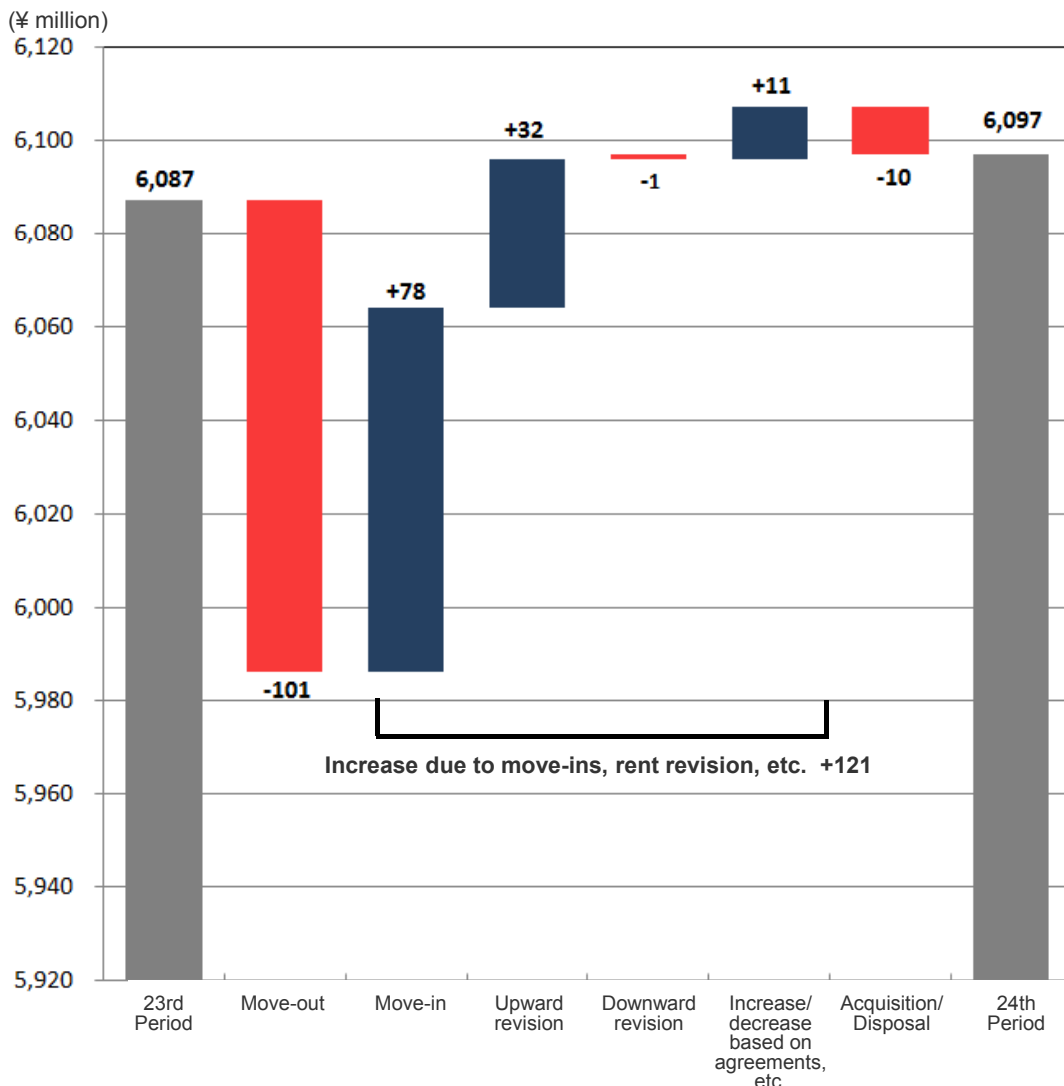
* In calculating the existing contract rent, vacant spaces have not been factored in.
 * Existing contract rent and new market rent include common area charges (excludes income from parking, warehousing and billboards).
 * New market rent is prepared by Tokyu REIM based on various reports and other materials.

*Comments by Tokyu REIM

Analysis of Rental Revenues

*** Rental revenues increased from the previous period due to rent increase associated with rent revision, etc.**

■ Breakdown of Increase/Decrease in Rental Revenues



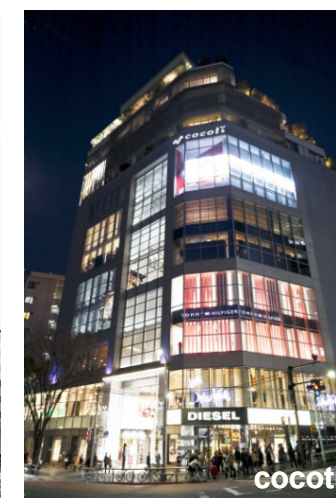
■ Status of Rent Revision with Existing Tenants

	Increase	Decrease	Status quo	Total
23rd Period (Ended January 2015)	9 22.0%	4 9.8%	28 68.3%	41 100.0%
24th Period (Ended July 2015)	9 20.0%	4 8.9%	32 71.1%	45 100.0%

* Includes all tenants. (Excluding tenants for warehouse, parking, sign boards, etc.)

* If 1 tenant has concluded a new contract or revised rent several times, each are included in the calculation.

* Change in rent due to revisions were +2.2%.



* Comparison of rental revenues for each period (including common area charges.)

* Rent for Setagaya Business Square is the figure arrived by multiplying 55%, the co-ownership ratio.

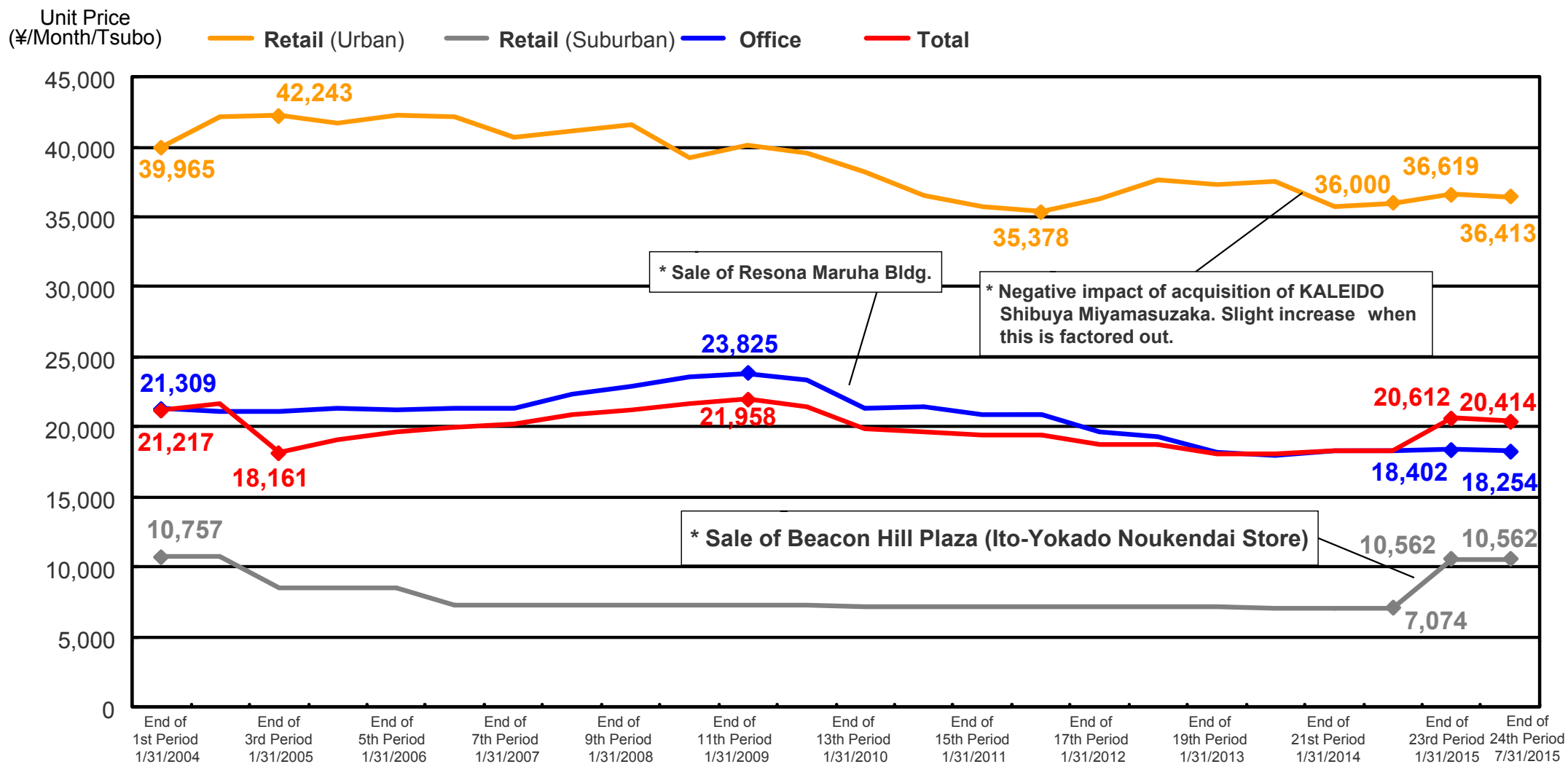
* Each variable factor is stated in approximate figure of million yen.

Prepared on September 11, 2015

*Comments by Tokyu REIM

Changes in Average Rent

* Average rent unit remained flat from the previous fiscal period in all sectors.



* In calculating the above unit price, we haven't factored in vacant spaces.
 * Shonan Mall Fill (*sokochi*) is not included in Retail (Suburban).
 * OKI System Center (*sokochi*) is not included in Office.
 * Includes common area charges and excludes income from parking, warehouses, etc.

*Comments by Tokyu REIM

Major Leasing Activities (Retail (Urban))

* Retail (Urban) achieved high period end occupancy rate of 98.9% and aim for further enhancement of competitiveness.

■ cocoti

- 24th period (ended Jul. 2015): Move-out 1 section (approx. 95 tsubos); Move-in 1 section (approx. 95 tsubos)
- 100% occupancy rate as of the end of the period
- For 25th period (ending Jan. 2016), move-outs will occur in 2 sections (approx. 80 tsubos) but a move-in to the two sections is scheduled after integrating the sections into one (approx. 91 tsubos).
- Sales of the entire facility was strong centering on restaurants.
- Continuously promote collaboration with Shibuya Miyashitacho Project (* scheduled to be completed in fiscal 2017), which sponsors, etc. are progressing development in the adjacent land.

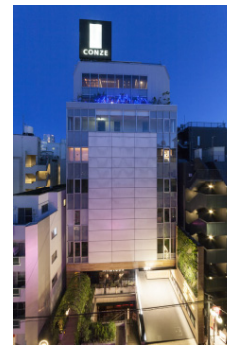


<Changes in Occupancy Rate>

End of 23rd Period	End of 24th Period	End of 25th Period (Forecast)	End of 26th Period (Forecast)
100%	100%	100%	97.5%

■ CONZE Ebisu

- 24th period (ended July 2015): Move-in 1 section (approx. 87 tsubos)
- 87.7% occupancy rate as of the end of the period
- Expect 100% occupancy rate as of the end of the 25th period as a move-in is scheduled for one remaining section to be leased (approx. 87 tsubos) during 25th period (ending Jan. 2016).



<Changes in Occupancy Rate>

End of 23rd Period	End of 24th Period	End of 25th Period (Forecast)	End of 26th Period (Forecast)
75.3%	87.7%	100%	100%

■ QFRONT

- 100% occupancy rate as of the end of the period
- In addition to renewal of cafes on the 1st and 2nd floors (July 2015), renewal constructions for 6th and 7th floors by tenants are progressing as the measures that will contribute to maintaining and improving the competitiveness of the property in the market. A new bookstore with café is scheduled to open in Autumn 2015 after the renewal.



<Changes in Occupancy Rate>

End of 23rd Period	End of 24th Period	End of 25th Period (Forecast)	End of 26th Period (Forecast)
100%	100%	100%	100%

*Comments by Tokyu REIM

Major Leasing Activities (Office Building)

* A move-out of a large tenant during 26th Period is expected in Setagaya Business Square. Aim to enhance competitiveness and minimize downtime (vacancy period) through promoting construction works for value enhancement.

■ Setagaya Business Square* (SBS)

- 24th period (ended Jul. 2015): Move-out 1 section (approx. 104 tsubos); Move-in 3 sections (approx. 244 tsubos)
- Among new move-ins, 2 sections were move-ins with no free-rent period.
- 25th period (ending Jan. 2016): Move-out 2 sections (approx. 150 tsubos); Move-in 1 section (approx. 193 tsubos)
- Current sections to be leased: 3 sections (approx. 277 tsubos)
- A move-out of a large tenant (approx. 1,100 tsubos) during 26th period (ending July 2016) is expected.
- Aim to minimize downtime through conducting leasing activities targeting demand overflow from Futako Tamagawa Rise, which is developed by the sponsors, etc. and welcomed grand opening in Summer 2015, in addition to the blue-chip local firms.
- As the measures to enhance property competitiveness, a renewal master plan was established in 23rd period and construction works for value enhancement of office sections will be implemented from 25th period. In addition, renewal constructions for the retail sections are scheduled to be implemented from 26th period.

■ TOKYU REIT Shibuya R Building

- 24th period (ended July 2015): Move-out 2 sections (approx. 226 tsubos); Move-in 2 sections (approx. 226 tsubos)
- Although tenant move-outs occurred in 24th period, one of the sections achieved new move-ins with no downtime or free-rent period.
- Rental revenues also increased due to tenant replacement, rent revisions, etc.

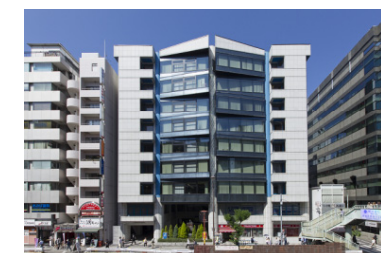
<Changes in Occupancy Rate>

End of 23rd Period	End of 24th Period	End of 25th Period (Forecast)	End of 26th Period (Forecast)
92.3%	94.1%	94.6%	78.2%



<Changes in Occupancy Rate>

End of 23rd Period	End of 24th Period	End of 25th Period (Forecast)	End of 26th Period (Forecast)
100%	100%	100%	94.6%



* Floor area stated for Setagaya Business Square shows that equivalent to 55% co-ownership interest

Leasing Activities (Breakdown by Property)

Type	Name of Property	Contribution to NOI in 24th Period	Occupancy Rate				Status
			23rd Period End (Jan. 2015)	24th Period End (Jul. 2015)	25th Period End (Jan. 2016) (Estimate)	26th Period End (Jul. 2016) (Estimate)	
Retail	cocoti	7.3%	100.0%	100.0%	100.0%	97.5%	<ul style="list-style-type: none"> In 24th period, 1 section (approx. 95 tsubos) was vacated, but new contract was concluded for that section and occupied as leasing activities were implemented centering on product-selling stores In 25th period, 2 sections (approx. 80 tsubos) will be vacated, but the two sections are scheduled to be occupied after being integrated into one section and expanded (approx. 91 tsubos) as leasing activities will be implemented centering on product-selling stores (Oct. 2015)
	CONZE Ebisu	1.6%	75.3%	87.7%	100.0%	100.0%	<ul style="list-style-type: none"> In 24th period, leasing activities were implemented centering on eating and drinking establishments and service stores for 2 sections (approx. 173 tsubos) to be leased and 1 section (approx. 87 tsubos) became occupied In 25th period, 1 section (approx. 87 tsubos) is scheduled to be occupied (September 2015)
	Daikanyama Forum	1.2%	100.0%	100.0%	100.0%	100.0%	<ul style="list-style-type: none"> In 24th period, 1 section (approx. 63 tsubos) was vacated upon expiration of fixed-term lease contract, but that section was occupied as leasing activities were implemented centering on product-selling stores, show rooms, etc.
Retail Portfolio						The occupancy rate for retail properties (urban): 97.9% at the end of 23rd period, 98.9% at the end of the 24th period, 100.0% expected at the end of the 25th period, 99.2% expected at the end of the 26th period. The occupancy rate for retail properties (suburban): 100.0% at the end of 23rd period, 100.0% at the end of the 24th period, 100.0% expected at the end of the 25th period, 100.0% expected at the end of the 26th period.	
Office	Setagaya Business Square	8.4%	92.3%	94.1%	94.6%	78.2%	<ul style="list-style-type: none"> In 24th period, 1 section (approx. 104 tsubos) was vacated, but 3 sections (approx. 244 tsubos) became occupied In 25th period, 2 sections (approx. 150 tsubos) will be vacated, but 1 section (approx. 193 tsubos) will be occupied (September 2015) For 3 sections (approx. 277 tsubos) to be leased, leasing activities are underway, targeting firms in the surrounding area including the property's tenants In addition to tenants with whom contracts have been contracted and tenants from whom we have received cancellation notices as mentioned above, a large tenant is expected to be vacated in 26th period
	Tokyo Nissan Taito Building	1.2%	60.0%	95.9%	94.8%	94.8%	<ul style="list-style-type: none"> In 24th period, 1 section (approx. 132 tsubos) was vacated, but 6 sections (approx. 969 tsubos) became occupied In 25th period, 1 section (approx. 25 tsubos) is scheduled to be vacated
	TOKYU REIT Toranomon Building	4.5%	99.0%	99.0%	100.0%	100.0%	<ul style="list-style-type: none"> For 1 section (approx. 30 tsubos) to be leased, leasing activities are underway targeting eating and drinking establishments and product-selling stores
	TOKYU REIT Hatchobori Building	1.9%	84.0%	96.0%	95.6%	95.6%	<ul style="list-style-type: none"> In 24th period, 2 sections (1 office section with approx. 213 tsubos and 1 storage section with approx. 8 tsubos) became occupied In 25th period, 1 section (storage with approx. 8 tsubos) is scheduled to be vacated
	Tokyu Ikejiri-ohashi Building	2.4%	100.0%	100.0%	71.1%	89.7%	<ul style="list-style-type: none"> In 24th period, 1 section (approx. 315 tsubos) was vacated, but new contract was concluded for that section and occupied In 25th period, 3 sections (2 office sections with approx. 494 tsubos and storage with approx. 7 tsubos) is scheduled to be vacated For 3 sections (2 office sections with approx. 494 tsubos and storage with approx. 7 tsubos) to be leased, leasing activities are underway targeting firms in the surrounding area
	TOKYU REIT Shibuya R Building	3.1%	100.0%	100.0%	100.0%	94.6%	<ul style="list-style-type: none"> In 24th period, 2 sections (approx. 226 tsubos) were vacated, but 2 sections (approx. 226 tsubos) became occupied In 25th period, 1 section (approx. 195 tsubos) was vacated, but new contract was concluded for that section and occupied (August 2015)
Office Portfolio						The occupancy rate of office properties: 95.5% at the end of 23rd period, 98.5% at the end of the 24th period, 97.3% expected at the end of the 25th period, 94.9% expected at the end of the 26th period.	
Entire portfolio						<ul style="list-style-type: none"> Occupancy rate was 100.0% at 24 out of 29 properties at end of 24th period. Occupancy rate was 97.1% at end of 23rd period and 98.9% at end of 24th period. Occupancy rate is expected to be 98.4% at end of 25th period and 96.9% at end of 26th period 	

* 23rd period: August 1, 2014 – January 31, 2015; 24th period: February 1, 2015 – July 31, 2015; 25th period: August 1, 2015 – January 31, 2016; 26th period: February 1, 2016 – July 31, 2016

* Areas indicated for Setagaya Business Square are the figures for the 55% co-ownership interest.

* Expected occupancy rates at the end of the 25th and 26th periods reflect tenants judged to be highly likely to occupy or vacate, in addition to tenants with whom contracts have been contracted and tenants from whom we have received cancellation notices as of August 31, 2015.

Change in Appraisal Value (End of 24th Period—End of 23rd Period)

* 27 properties out of 29 properties were valued higher (lower for 1 property), resulting in appraisal value at end of period increasing ¥4.8 bn. Office properties registered increase for 4th consecutive periods. Retail properties (Urban) registered an increase for 8th consecutive periods.

(¥ million)

Name of Property	Appraisal Value at End of Period (JPY mn)		Increase / Decrease (JPY mn)	Increase / Decrease %	Impact from change in NCF	Impact from change in NCF Cap Rate	NCF (Direct capitalization method)			NCF Cap Rate (Direct cap rate)			Appraiser (Note1)
	24th Period (Jul. 2015)	23rd Period (Jan. 2015)					24th Period (Jul. 2015)	23rd Period (Jan. 2015)	Change	24th Period (Jul. 2015)	23rd Period (Jan. 2015)	Change	
QFRONT	24,300	23,800	500	2.10%	-0.89%	3.03%	783	790	-7	3.20%	3.30%	-0.10%	a
Lexington Aoyama	4,700	4,660	40	0.86%	-1.62%	2.56%	182	185	-3	3.80%	3.90%	-0.10%	a
TOKYU REIT Omotesando Square	7,040	6,880	160	2.33%	-	2.56%	273	273	-	3.80%	3.90%	-0.10%	a
TOKYU REIT Shibuya Udagawa-cho Square	11,300	10,800	500	4.63%	2.14%	2.56%	429	420	9	3.80%	3.90%	-0.10%	b
cocoti	18,800	18,000	800	4.44%	0.83%	2.56%	729	723	6	3.80%	3.90%	-0.10%	c
CONZE Ebisu	4,180	4,000	180	4.50%	1.79%	2.44%	171	168	3	4.00%	4.10%	-0.10%	c
Daikanyama Forum	3,280	3,240	40	1.23%	-1.37%	2.33%	144	146	-2	4.20%	4.30%	-0.10%	b
KALEIDO Shibuya Miyamasuzaka	5,950	5,770	180	3.12%	0.79%	2.33%	254	252	2	4.20%	4.30%	-0.10%	b
Retail Properties (Urban) Total (8 properties)	79,550	77,150	2,400	3.11%	0.27%	2.68%	2,965	2,957	8	3.73%	3.83%	-0.10%	
Tokyu Saginuma Building	8,770	9,020	-250	-2.77%	-4.74%	1.96%	442	464	-22	5.00%	5.10%	-0.10%	a
Tokyu Saginuma 2 Building	1,610	1,570	40	2.55%	-	3.23%	98	98	-	6.00%	6.20%	-0.20%	a
Shonan Mall Fill (sokochi)	6,250	5,970	280	4.69%	8.14%	1.89%	332	307	25	5.20%	5.30%	-0.10%	b
Retail Properties (Suburban) Total (3 properties)	16,630	16,560	70	0.42%	0.46%	-0.04%	872	868	3	5.24%	5.24%	0.00%	
Retail Properties Total (11 properties)	96,180	93,710	2,470	2.64%	0.31%	2.23%	3,837	3,825	12	3.99%	4.08%	-0.09%	
Setagaya Business Square	18,700	18,700	-	-	-2.15%	2.13%	863	882	-19	4.60%	4.70%	-0.10%	a
Tokyu Nampeidai-cho Building	4,990	4,890	100	2.04%	-	2.33%	213	213	-	4.20%	4.30%	-0.10%	a
Tokyu Sakuragaoka-cho Building	8,670	8,510	160	1.88%	-0.58%	2.50%	343	345	-2	3.90%	4.00%	-0.10%	a
Tokyo Nissan Taito Building	5,210	5,200	10	0.19%	-2.00%	2.13%	245	250	-5	4.60%	4.70%	-0.10%	a
TOKYU REIT Akasaka Hinokicho Building	4,110	4,050	60	1.48%	-1.16%	2.38%	171	173	-2	4.10%	4.20%	-0.10%	a
TOKYU REIT Kamata Building	4,940	4,920	20	0.41%	-2.02%	2.00%	243	248	-5	4.90%	5.00%	-0.10%	a
TOKYU REIT Toranomon Building	10,000	9,740	260	2.67%	-	2.44%	403	403	-	4.00%	4.10%	-0.10%	a
TOKYU REIT Hatchobori Building	5,290	5,250	40	0.76%	-1.28%	2.27%	231	234	-3	4.30%	4.40%	-0.10%	c
Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	6,640	6,500	140	2.15%	-	2.44%	271	271	-	4.00%	4.10%	-0.10%	b
Tokyu Ikejiri-ohashi Building	4,850	4,720	130	2.75%	0.43%	2.04%	232	231	1	4.80%	4.90%	-0.10%	c
Kojimachi Square	8,310	8,260	50	0.61%	-1.75%	2.44%	336	342	-6	4.00%	4.10%	-0.10%	a
TOKYU REIT Shinjuku Building	9,730	9,550	180	1.88%	-0.75%	2.44%	398	401	-3	4.00%	4.10%	-0.10%	c
Akihabara Sanwa Toyo Building	5,510	5,440	70	1.29%	-1.19%	2.17%	250	253	-3	4.50%	4.60%	-0.10%	b
TOKYU REIT Kiba Building	3,700	3,670	30	0.82%	-0.51%	1.89%	195	196	-1	5.20%	5.30%	-0.10%	b
Tokyu Ginza 2-chome Building	4,900	4,860	40	0.82%	-	-	207	207	-	4.20%	4.20%	-	a
OKI System Center (sokochi) (Note 2)	4,980	4,920	60	1.22%	-0.38%	1.85%	265	266	-1	5.30%	5.40%	-0.10%	b
TOKYU REIT Shibuya R Building	7,370	6,770	600	8.86%	4.05%	4.65%	308	296	12	4.10%	4.30%	-0.20%	b
Tokyu Toranomon Building (Note 3)	19,400	19,000	400	2.11%	1.65%	-	616	606	10	3.40%	3.40%	-	a
Office Properties Total (18 properties)	137,300	134,950	2,350	1.74%	-0.46%	2.18%	5,789	5,816	-27	4.22%	4.31%	-0.09%	
24th Period Total (29 properties)	233,480	228,660	4,820	2.11%	-0.17%	2.31%	9,625	9,641	-16	4.12%	4.22%	-0.10%	

(Note 1) a. Japan Real Estate Institute, b. Japan Valuers Co., Ltd., c. Daiwa Real Estate Appraisal Corporation.

(Note 2) For OKI System Center (sokochi), direct capitalization method is not employed for its appraisal value at end of period. Accordingly, annual cash flow and discount rate under the DCF approach are indicated for NCF (Direct Capitalization Method) and NCF Cap Rate (Direct Cap Rate).

(Note 3) As for assumptions of "Appraisal Value at End of Period," "NCF (Direct capitalization method)" and "NCF Cap Rate (Direct cap rate)" for Tokyu Toranomon Building, which contiguous land was acquired on January 9, 2015, please refer to "Portfolio Cap Rate (by appraisal value on acquisition)" in 24th period DATA BOOK.

* Appraisal Value at End of Period is determined by using several methodologies including the direct capitalization approach and DCF approach. Therefore, the Appraisal Value may differ from the above NCF figures divided by the NCF Cap Rate. Therefore, the total change in NCF and change in NCF Cap Rate may not add up to Increase/Decrease (%).

Period	Properties with increase in appraisal value at end of period compared with 6 months ago	Properties with no change	Properties with decrease in appraisal value at end of period compared with 6 months ago	Total (Number of properties)	DI
24th period (Jul. 2015)	27	1	1	29	89.7
23rd period (Jan. 2015)	28	1	0	29	96.6

Promote Construction Works to Enhance the Value of the Property

* Initially planned construction ahead of schedule had been implemented over 23rd and 24th periods and almost completed.
Construction works to enhance the competitiveness of the property will be promoted from now on by taking move-outs of large tenants into consideration.

■ Overview of Construction Ahead of Schedule

<Planned construction ahead of schedule (established at the beginning of 23rd period)>
Implement construction works of approximately ¥1.7 bn over 2 periods of 23rd and 24th

- Initially planned construction works have almost completed.
- Achieved reduction in construction costs from the plan by reducing costs through bidding, etc. and implementing review for construction works, etc. Cumulative total of the reduced amount over the two periods were approximately ¥318 mn.
- As for construction works postponed to 25th period or after (¥192 mn) as a result of reviewing the implementation period, considerations including the implementation period will be made in the future.

<List of actual construction ahead of schedule implemented> (¥ million)

	23rd Period	24th Period	Total
Plan	965	739	1,704
Actual	680	400	1,080
Difference	- 284	- 339	- 624

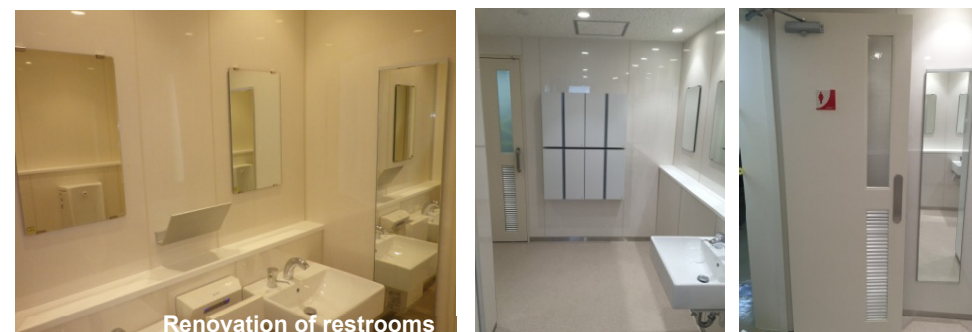
(Factors of differences)

Reduction	- 172	- 147	- 318
Postponement, etc.	- 112	- 192	- 304
Total	- 284	- 339	- 624

* Amounts are stated in approximate figures of million yen.

■ Major Construction Works Implemented in 24th Period

Tokyu Saginuma 2 Building



Renovation of restrooms

Tokyo Nissan Taito Building



Renovation of multipurpose restrooms

New installment of a lift

TOKYU REIT Kiba Building

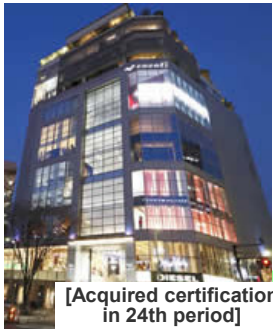


Renewal of air-conditioning equipment

*** TOKYU REIT will continue to implement environmentally-friendly operations.**

■ Acquisition of DBJ Green Building Certification

cocoti



[Acquired certification in 24th period]



Properties with excellent environmental & social awareness

Tokyu Saginuma Building



[Acquired certification in 24th period]



Properties with excellent environmental & social awareness

QFRONT

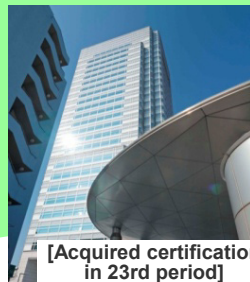


[Acquired certification in 24th period]



Properties with high environmental & social awareness

Five properties in total acquired the certification with new acquisitions by three properties in the 24th period



[Acquired certification in 23rd period]

Setagaya Business Square

Properties with high environmental & social awareness



[Acquired certification in 23rd period]

Tokyu Toranomon Building

Properties with satisfactory environmental & social awareness



■ Acquired “Green Star,” the Highest Ranking, in 2015 GRESB Survey



G R E S B
Green Star 2015

GRESB (Global Real Estate Sustainability Benchmark) is a benchmark developed by a group of leading western pension funds. It evaluates the sustainability considerations of real estate companies and the managing entities, and is being utilized by major institutional investors, for example when selecting investment targets.

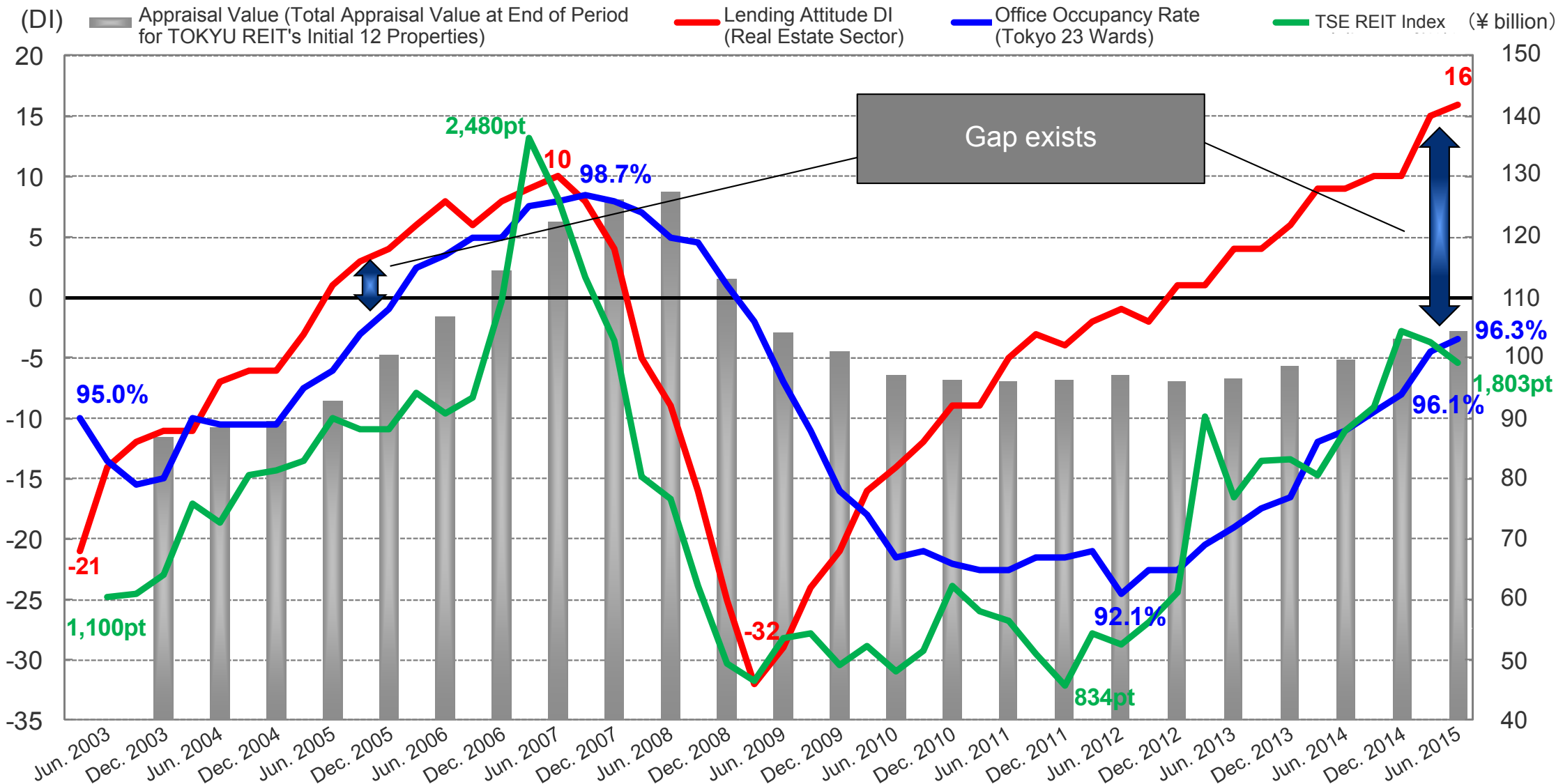
Tokyu REIM participates in GRESB survey since 2014 by placing TOKYU REIT as the target.

This year, it acquired the highest ranking of “Green Star.”

The DBJ Green Building Certification program is a certification program established by Development Bank of Japan Inc. in order to support real estate demonstrating environmental and social awareness (“Green Buildings”).

Changes in Occupancy Rate, Lending Attitude DI, Appraisal Value and TSE REIT Index

* Lending attitude remained accommodative and occupancy rate also continued to recover. Real estate prices continue to be on an upward trend.



* "TOKYU REIT's Initial 12 Properties" refers to the 11 properties TOKYU REIT incorporated into its portfolio at the time of listing and the TOKYU REIT Shibuya Udagawa-cho Square it acquired during the 2nd fiscal period, making a total of 12 properties.

* The December 2003 figure for TOKYU REIT Shibuya Udagawa-cho Square is the appraisal value as of October 1, 2003.

Source: BOJ "Tankan Survey" and CBRE K.K.

Office occupancy rate is calculated based on a new standard since the first quarter of 2015.

Positioning 25th period (ending Jan. 2016) as “selling phase (internal growth phase),” aim to improve portfolio quality through selling and replacing properties while focusing on internal growth.

<Investment Environment Analysis>

Cap rates

- At the overheated level with cap rates of many areas already at a level below 20bps to 40bps from the peak before the global financial crisis and sellers’ target lowering to 2 - 3% range in current office building sales and acquisition cases.

Assumed rents over the medium to long term

- Gradual increase is expected along with increase in occupancy rate. However, it might turn to decrease before 2019, when a large supply is scheduled, due to intermittent new supply in the future.



Property transaction price

- Property transactions are being contracted at a high range of property transaction prices as the current sales market is assessing assumed rents over the medium to long term at a level considerably higher than the current level and cap rates at an overheated level.

<Acquisition and Disposition Policy for 25th Period>

Disposition

- Consider selection of properties subject to disposition, disposition methods, etc. by comprehensively taking into account future growth potential, unrealized gains/losses and other factors of owned properties.

Acquisition

- Acquisition of properties, etc. which aim for expansion of asset size will not be made. However, the following cases will be considered.
 - Acquisition of adjacent land of owned properties and additional ownership
 - Acquisition associated with replacement with disposed properties, acquisition through sponsor collaboration, etc.

Others

- As for extension work of Tokyu Toranomom Building for which commencement of construction had been postponed, aim for further increase in asset value by making progress in negotiations with related parties including tenants, extension work plan upgrade, etc.

Interest-Bearing Debt Status

*** Decreased average interest rate while making progress in diversifying repayment dates, extending duration of interest-bearing debt and shifting to fixed interest rates by grasping the low interest rate environment.**

As of Jul. 31, 2015 (End of 24th Period)
(compared with 23rd period end)

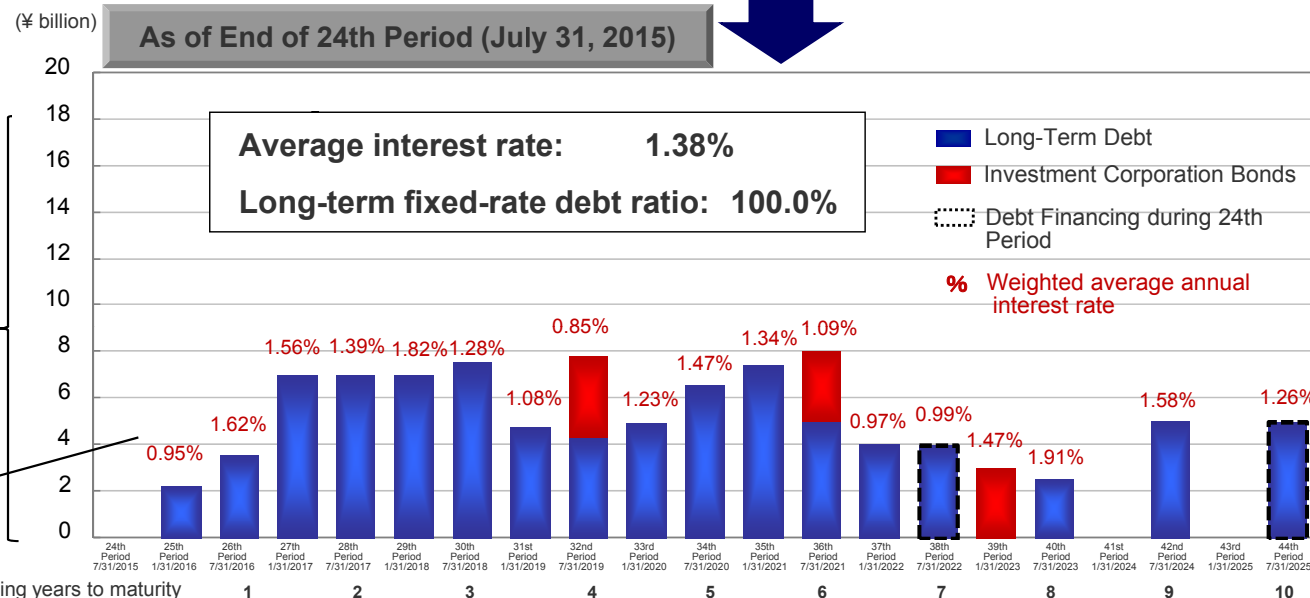
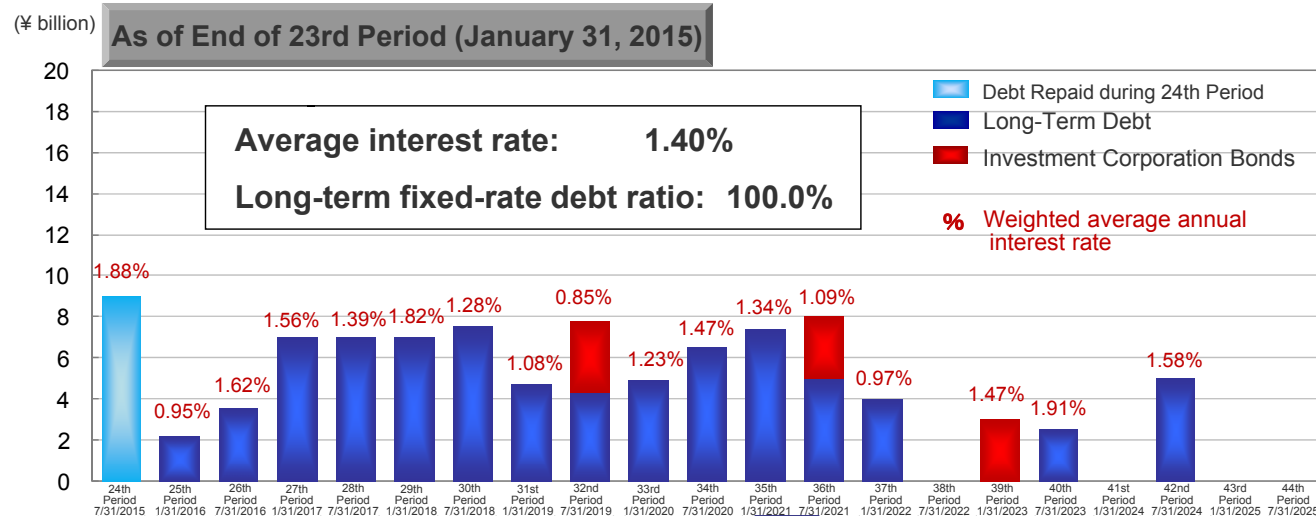
Total	: 97bn	(±0bn)
Average Interest Rate	: 1.38%	(- 0.02 pts.)
Avg. Duration	: 4.50yrs	(+ 0.31yrs)
Long-Term Fixed-Rate Ratio	: 100%	(±0 pts.)
Number of Ladders	: 18	(+ 1 ladder)
Avg. Ladder Amount	: 5.39bn	(- 0.31bn)
LTV at End of Period ^(Note)	: 42.4%	(- 0.9pts.)
Acquisition Capacity	: 36.6bn	(+ 5bn)

(Note) LTV at End of Period = (Balance of Interest-Bearing Debt at End of Period + Balance of Securities Deposit without Reserved Cash at End of Period) / (Appraisal Value at End of Period + Balance of Cash and Deposits with Banks at End of Period)

Limit of commitment lines
¥18.0 bn (annual)

***¥2.2 bn in long-term debt (2.3% of the total) due by end of 25th period (Jan. 31, 2016)**

Mizuho Bank	¥1.7 bn	Due 11/11/2015
Daido Life Insurance	¥0.5 bn	Due 12/25/2015



Remaining years to maturity

* Interest-Bearing Debt in this presentation does not include security deposits provided by tenants.



2. Appendix

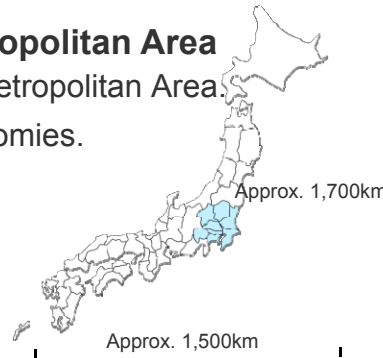
(1) Investment Policy and Strategy

Investment in Highly Competitive Properties in Areas with Strong Growth Potential = Low Cap Portfolio Strategy (Note).

Areas with Strong Growth Potential

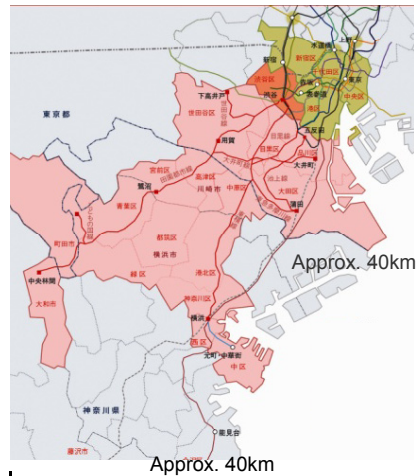
■ Investment limited to the Tokyo Metropolitan Area

- No investment other than in the Tokyo Metropolitan Area.
- Eliminate downside risk of regional economies.
- Control earthquake risk through PML. (Set portfolio PML at 10% or lower)
- Total return orientation
In addition to income gains, also focus on future property value (terminal value) stability and liquidity

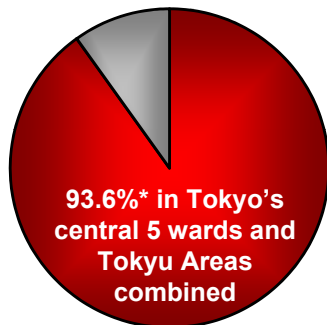


■ Concentrated investment in Tokyo's central 5 wards and in areas along Tokyu rail lines ("Tokyu Areas")

- Areas showing population growth and more growth potential in the Tokyo Metropolitan Area.
- Over 85% of investment conducted in these "major target areas."



Investment is limited to Tokyo, Kanagawa and Saitama Prefectures currently



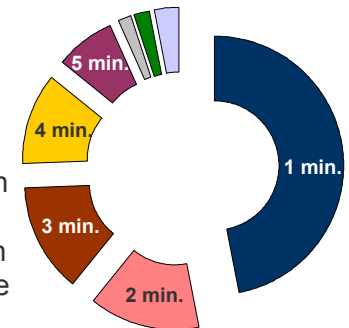
* Based on estimated value at end of 24th period (Jul. 2015)

Highly Competitive Properties

■ Focus on location

- Office properties
 - Within a seven-minute walk from the nearest station as a rule.
- Retail properties
 - Conduct various surveys and analyses in many aspects, including purchasing power potential of the trade zone, growth potential, compatibility of tenants with the trade zone, and status of competition.
- Secure favorable location, with focus on exit price and liquidity

Approximate Walking Time from Nearest Station



77.9%* of properties lie within 3-min. range today

* Based on acquisition price at end of 24th period (Jul. 2015)

■ Size of properties

- Properties worth over 4 billion yen respectively as a rule.
- Over 5,000 m² of total floor space and over 330m² of exclusive area in typical floor space (for office properties) as a rule.

Average amount invested per property is 8.0 billion yen* at present

* Based on appraisal value at end of 24th period (Jul. 2015)

■ Asset class

- Office : Retail = 60 : 40*
 - * Long-term target
- No investment in residential properties or hotels.*
 - * TOKYU REIT may acquire properties that have residences and parking facilities, etc. added due to legal requirements and other reasons.

Office : Retail = 58.8%* : 41.2%* currently

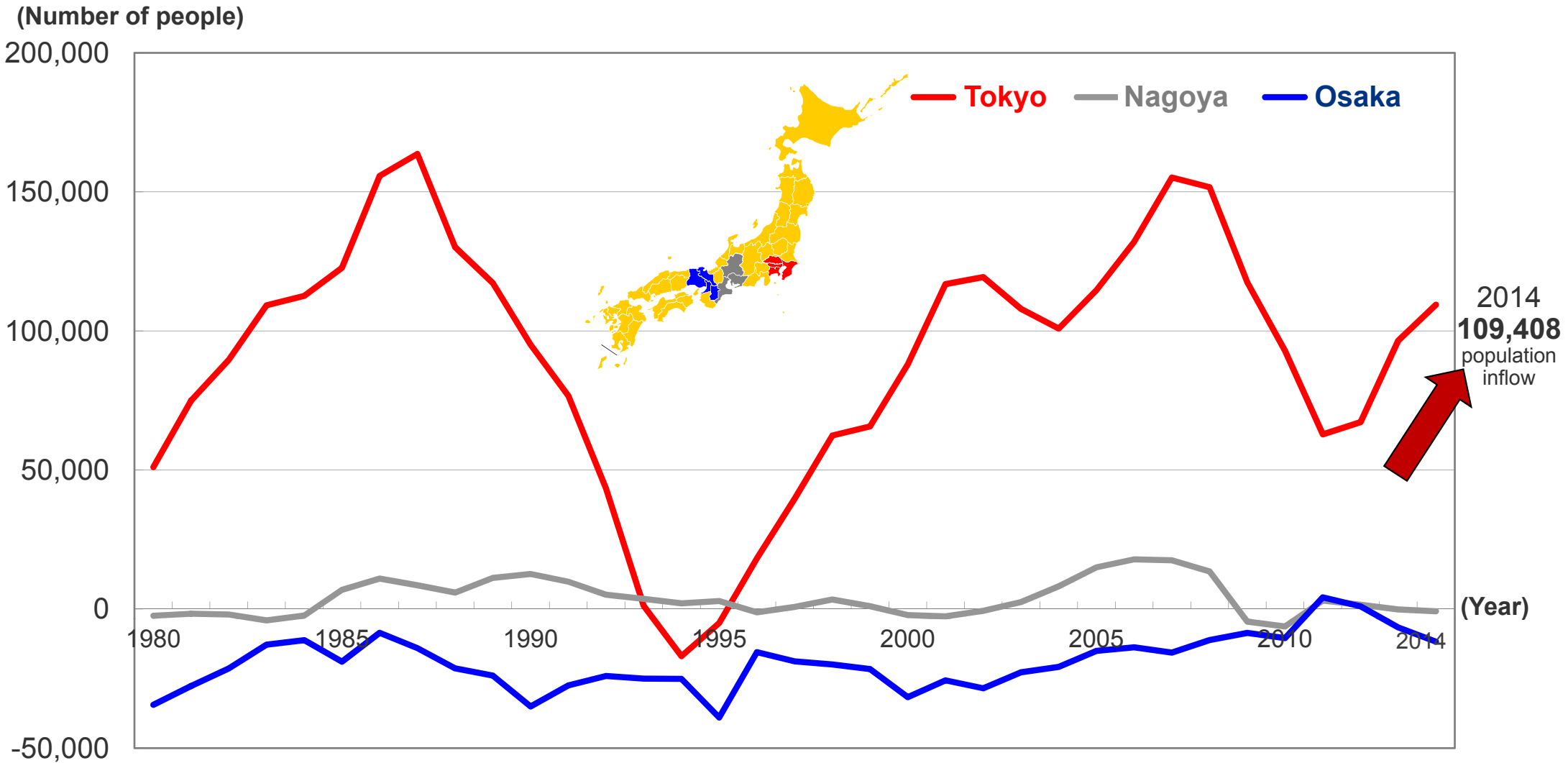
* Based on appraisal value at end of 24th period (Jul. 2015)

(Note) Strategy to establish a low risk, steady return portfolio with promising future growth potential.

*This page represents the views of Tokyu REIM

Change in Population in Three Major Metropolitan Areas (Population Inflow)

* Structural concentration of the population in the Tokyo metropolitan area continues. Further improvement in Tokyo's productivity and efficiency are anticipated.



Source: Population Movement Report from Basic Resident Register, Ministry of Internal Affairs and Communications.

Expected Cap Rate Varying Depending on Portfolio Composition

* The higher the percentage of investments in areas outside of the Tokyo metropolitan area, the higher the weighted average expected cap rate, but portfolio risks also increase in general. TOKYU REIT will continue to promote a “Low Cap Portfolio Strategy” through concentrated investment in the Tokyo metropolitan area, and thereby enhance cash flow stability and growth as well as terminal value stability and liquidity of properties.

Weighted Average Expected Cap Rate by Portfolio Composition

Portfolio Composition (Investment Target Areas)	Weighted Average Expected Cap Rate	Difference with 1. Limited to Tokyo Central 5 Wards
1. Limited to Tokyo Central 5 Wards *1	4.22 (%)	— (pts)
2. Limited to Tokyo 23 Wards *2	4.38	0.16
3. TOKYU REIT *3	4.39	0.17
4. Tokyo 80% : Outside Tokyo 20% *4	4.64	0.42
5. Tokyo 60% : Outside Tokyo 40% *5	4.90	0.68
6. Limited to Outside Tokyo *6	5.70	1.48

If properties located in areas outside of the Tokyo metropolitan area are incorporated into a portfolio, the expected cap rate increases but risks, too, increase at the same time compared with a portfolio limited to Tokyo Central 5 Wards.

Assumptions and Calculation Method

- In calculating the weighted average expected cap rate of each portfolio above, the portfolio weights are assumed as follows and the expected cap rate of each city/region is based on the survey results of Japan Real Estate Institute's Japanese Real Estate Investor Survey ("Real Estate Investor Survey").
 - Marunouchi/Otemachi: 20.0%; Nihonbashi: 20.0%; Toranomon: 20.0%; Shibuya: 20.0%; Shinjuku: 20.0%
 - Marunouchi/Otemachi: 15.0%; Nihonbashi: 15.0%; Toranomon: 15.0%; Shibuya: 15.0%; Shinjuku: 15.0%; Tokyo peripheral 18 wards: 25.0%; The expected cap rate of the Tokyo peripheral 18 wards is calculated as the average of the expected cap rate of Ikebukuro, Ueno and Osaki according to the Real Estate Investor Survey.
 - TOKYU REIT's portfolio composition is calculated as follows using the period-end estimated value at the end of this period.
Shibuya: 9.0%; Tokyo central 4 wards: 31.6%; Tokyo peripheral 18 wards: 16.0%; QFRONT: 10.4%; Urban retail properties (Shibuya/Omotesando): 20.5%; Urban retail properties (others): 3.2%; Suburban shopping centers and *sokochi* for office: 9.3%
The expected cap rate of the Tokyo central 4 wards is calculated as the average of the expected cap rate of Marunouchi/Otemachi, Nihonbashi, Toranomon and Shinjuku. In addition, the expected cap rates of QFRONT and urban retail properties (others) are calculated based on retail properties (Shibuya/Omotesando) but factoring in certain risk premium.
 - Marunouchi/Otemachi: 15.0%; Nihonbashi: 15.0%; Toranomon: 10.0%; Shibuya: 10.0%; Shinjuku: 10.0%; Tokyo peripheral 18 wards: 20.0%; Yokohama: 2.0%; Midosuji: 2.5%; Umeda: 2.5%; Nagoya: 5.0%; Sapporo: 2.0%; Sendai: 2.0%; Hiroshima: 2.0%; Fukuoka: 2.0%
 - Marunouchi/Otemachi: 10.0%; Nihonbashi: 10.0%; Toranomon: 10.0%; Shibuya: 10.0%; Shinjuku: 10.0%; Tokyo peripheral 18 wards: 10.0%; Yokohama: 5.0%; Midosuji: 5.0%; Umeda: 5.0%; Nagoya: 10.0%; Sapporo: 5.0%; Sendai: 2.5%; Hiroshima: 2.5%; Fukuoka: 5.0%
 - Midosuji: 20.0%; Umeda: 20.0%; Nagoya: 30.0%; Sapporo: 10.0%; Sendai: 5.0%; Hiroshima: 5.0%; Fukuoka: 10.0%
- In calculating the weighted average expected cap rate of TOKYU REIT, the survey results of the Real Estate Investor Survey are applied to the expected cap rate of the region where the respective property held by TOKYU REIT is located.
- Office properties are assumed to be class A buildings.

Source: Results of Japan Real Estate Institute's Japanese Real Estate Investor Survey

*Comments by Tokyu REIM

Fiduciary Duties of Tokyu REIM as REIT Management Company	<ul style="list-style-type: none"> Employ an investment stance that enables the fulfillment of the “Fiduciary Duties” that are fundamental to the fiduciary Investment Manager and to provide significant added value.
Fund Structure with High Transparency and Accountability	<ul style="list-style-type: none"> Fund management with high transparency and accountability through improvement of disclosure, including IR activities, and the involvement of an independent third-party in the decision-making process. The most enriched IR materials in the industry.
Collaboration	<ul style="list-style-type: none"> Growth through collaboration with Tokyu Corporation (Note) and value enhancement of the Tokyu Areas (including Shibuya) (Capital Reinvestment Model).
Brand Strategy	<ul style="list-style-type: none"> Leverage the “Tokyu Brand” name (in the names of REITs and buildings) based on the trademark license agreement.
Enhanced Measures Against Conflicts of Interest	<ul style="list-style-type: none"> Implementation of self-imposed rules to secure collaboration (rules governing conflicts of interest) and governance to maximize the advantages of such cooperation.
Diversified Portfolio	<ul style="list-style-type: none"> Portfolio management employed to reduce dependence on specific properties or specific tenants.
Strategic Financial Principle	<ul style="list-style-type: none"> Principle and strategy focused on managing the required debt and equity risk premium while also securing additional funding availability.
Investment Management Fee	<ul style="list-style-type: none"> Management fee structure linked to three performance indices to balance conflicts of interest by “being in the same boat as unitholders.” Adoption of a structure to expense rather than capitalize the management fee (TOKYU REIT does not adopt an acquisition incentive fee).
Resource Allocation Seeking Stability and Growth	<ul style="list-style-type: none"> Allocate personnel so that the number of properties one asset manager is in charge of is controlled. Enriched IR structure by having the Investment Management Company bear some of the IR costs. Utilize experience and expertise of employees assigned from Tokyu Corporation and its subsidiaries.
Long-Term Investment Management Strategy (Surf Plan)	<ul style="list-style-type: none"> Value & Contrary

(Note) “Tokyu Corporation” refers to any of those that fall under the following (i) to (iii): (i) Tokyu Corporation (ii) A consolidated subsidiary of Tokyu Corporation (*not including equity method affiliates) (iii) A tokutei mokuteki kaisha (TMK) or special purpose entity (SPE) that was established based on the intention of Tokyu Corporation or a consolidated subsidiary of Tokyu Corporation and where the share of investment by undisclosed associations or other investment shares in that entity by the respective company exceeds 50%. The same hereafter.

*This page represents the views of Tokyu REIM

Introduction of Sponsor (Tokyu Corporation)

■ Tokyu Group

Consist of 220 companies and 8 legal entities (as of the end of Mar. 2015), it implements the public transport business, real estate business, lifestyle services business, and hotel and resort business.

■ Tokyu Corporation

As a core company of the Tokyu Group, it has implemented over many years businesses in various fields that are closely attached to daily living while placing “town creation” based on its railway business at the foundation of businesses. The consolidated operating revenues are ¥1.067 tn (fiscal period ended Mar. 2015). Tokyu REIM, the asset management company of TOKYU REIT, is a fully-owned subsidiary of Tokyu Corporation.

<Business segment and major constituent companies (*)>

[Consolidated subsidiaries] 126 companies [Equity method affiliates] 18 companies

Railway Business 20 companies Operating revenues ¥197.5 bn Operating income ¥23.3 bn	Tokyu Corporation, Tokyu Bus
Real Estate Business 27 companies Operating revenues ¥199.3 bn Operating income ¥32.8 bn	Tokyu Corporation, Tokyu Facility Service, <u>Tokyu REIM</u>
Everyday Living Services Business 37 companies Operating revenues ¥637.1 bn Operating income ¥11.9 bn	Tokyu Department Store, Tokyu Store Chain, Tokyu Malls Development, its communications, Tokyu Agency
Hotel and Resort Business 47 companies Operating revenues ¥96.0 bn Operating income ¥3.1 bn	Tokyu Hotels, Mauna Lani Resort

* As of March 31, 2015 * Tokyu Corporation has an overlap in several segments



Major properties developed by Tokyu Corporation and its subsidiaries

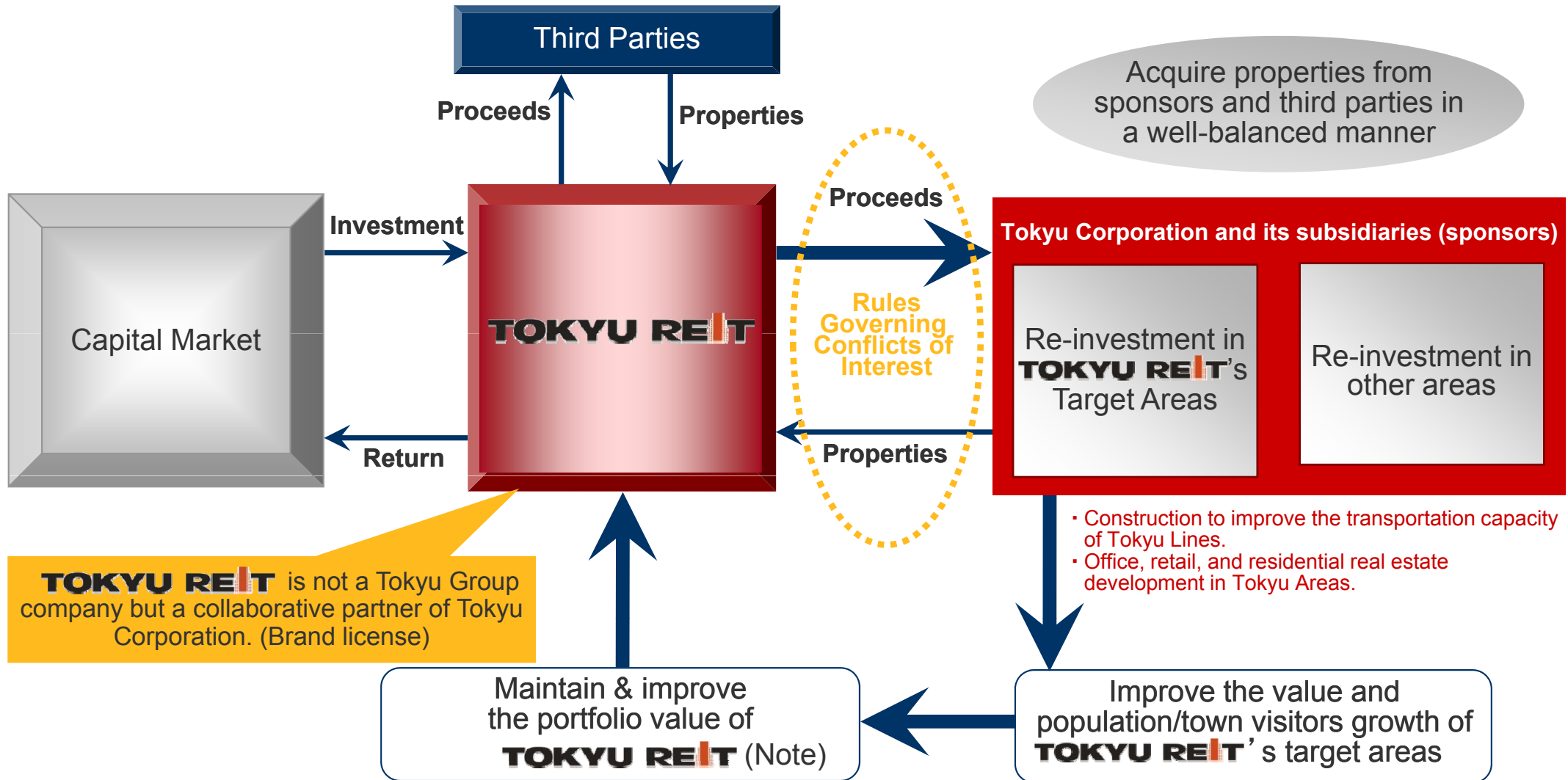
- 1956 Tokyu Bunka Kaikan
- 1982 Tama Plaza Tokyu S.C.
(current Tama Plaza Terrace)
- 1997 Queen's Square Yokohama
- 2000 Shibuya Mark City Grandberry Mall
- 2001 Cerulean Tower
- 2010 Tokyu Capitol Tower
- 2012 Shibuya Hikarie
- 2013 Musashi-kosugi Tokyu Square
- 2015 Futako Tamagawa Rise (grand opening)

Amount recorded in balance sheet under leasing and other real estate	¥391.1 bn
Market price of leasing and other real estate	¥601.1 bn

* Fiscal period ended March 2015

TOKYU REIT Capital Re-investment Model

Growth through value enhancement of the Tokyu Areas (areas along Tokyu rail lines) and synergies from collaboration with Tokyu Corporation and its subsidiaries (sponsors).

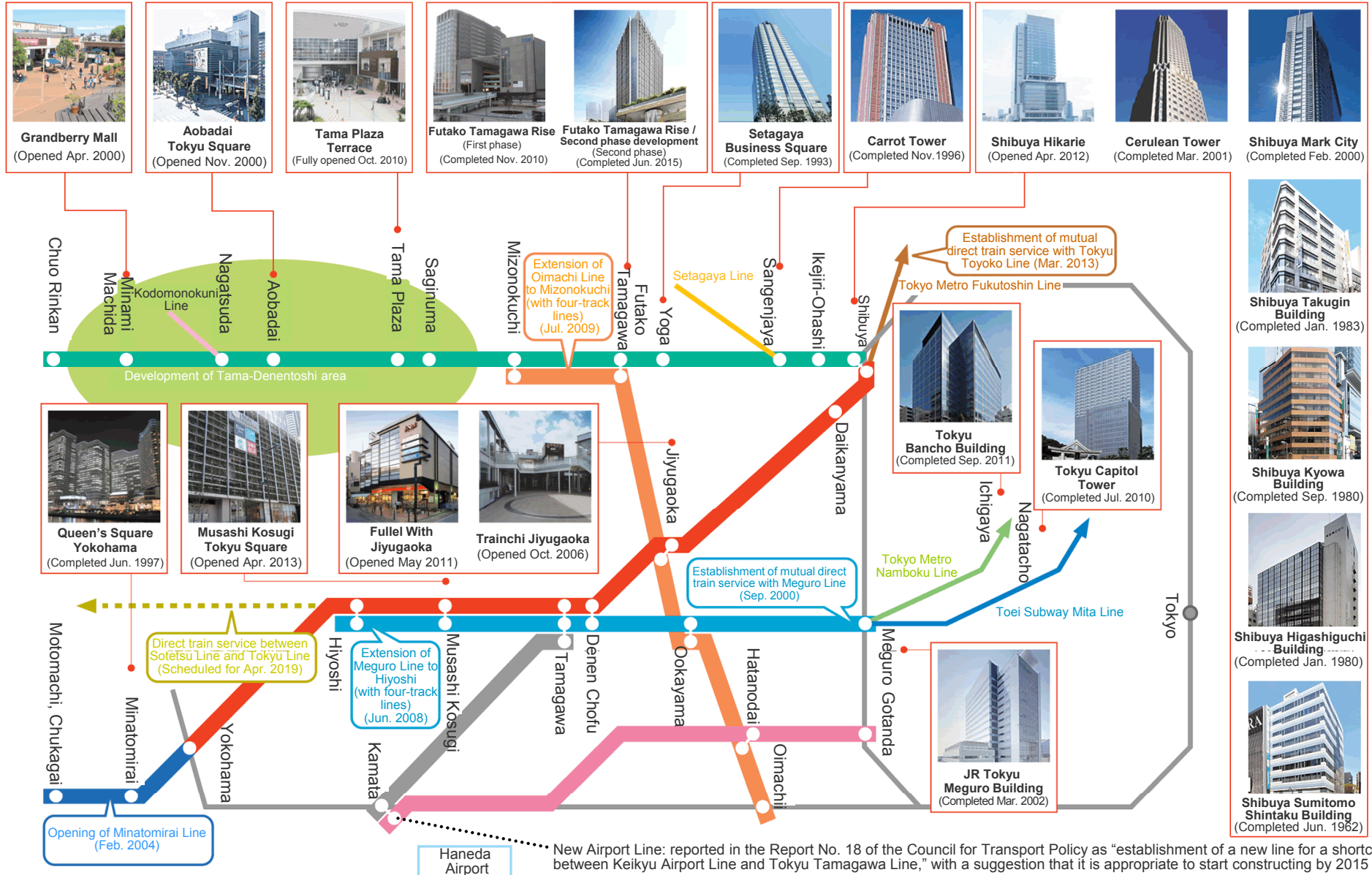


(Note) Lower vacancy rate, shorten downtime, higher rent, lower cap rate, etc.

*This page represents the views of Tokyu REIM

Major Properties Owned by Tokyu Corporation

*** Tokyu Corporation owns and develops many rental properties along its railway lines.**



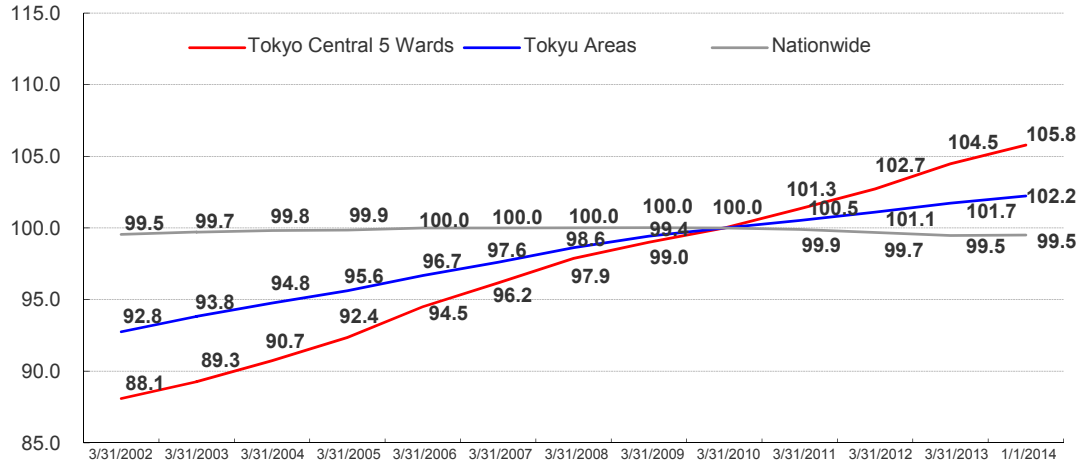
(Note) As of the date of this document, TOKYU REIT has no plan to acquire any of the properties shown above.

*Comments by Tokyu REIM

Strengths of Major Target Areas (1)

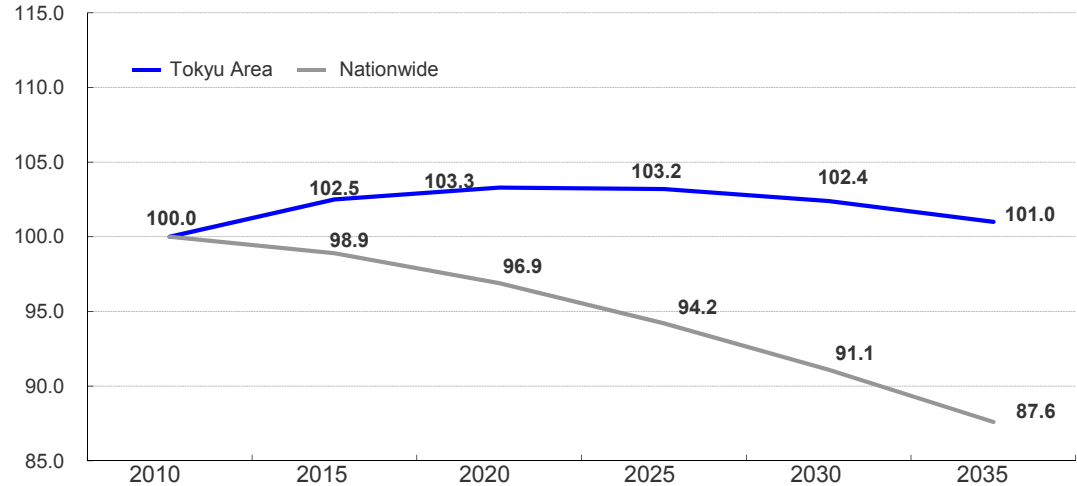
* The population of the nation is on a downward trend, but in major target areas of TOKYU REIT, economic growth stemming from population growth and enhancement of productivity can be expected.

Changes in the Population of Major Target Areas (year 2010 = 100)



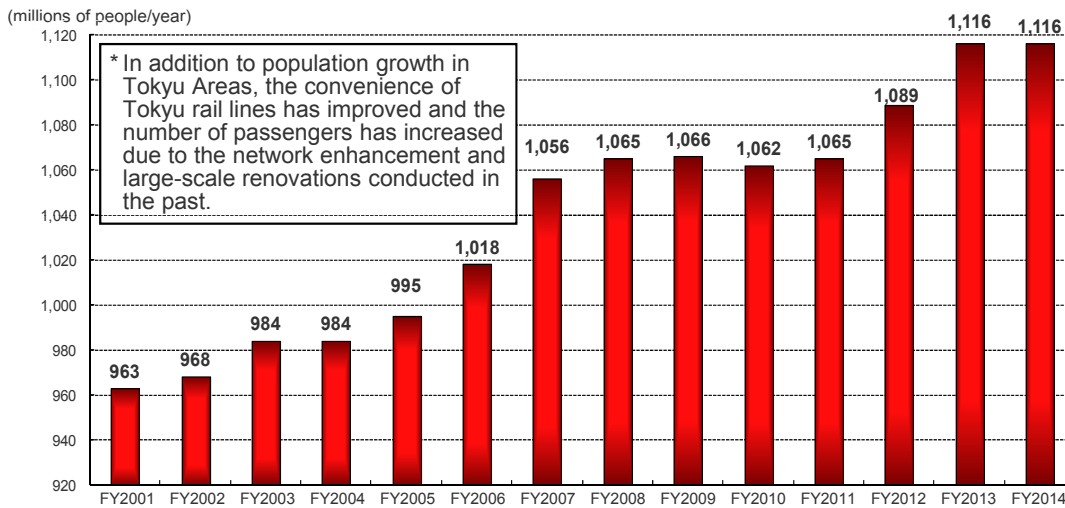
Source: Prepared by Tokyu REIM based on the "Population, Population Movement, and Number of Households from the Basic Resident Register" of the Ministry of Internal Affairs and Communications.

Population Forecasts for Tokyu Areas (year 2010 = 100)



* Tokyu Areas: Defined as the "17 cities and wards (i.e. -ku) which Tokyu rail lines pass through" (Shinagawa-ku, Meguro-ku, Ota-ku, Setagaya-ku, Shibuya-ku, and Machida-City in Tokyo prefecture, Kanagawa-ku, Nishi-ku, Naka-ku, Kohoku-ku, Midori-ku, Aoba-ku, Tsuzuki-ku in Yokohama City, Nakahara-ku, Takatsu-ku and Miyamae-ku in Kawasaki City, and Yamato City in Kanagawa prefecture).
* Prepared by Tokyu Corporation based on the 2013 National Institute of Population and Social Security Research's data by municipalities.

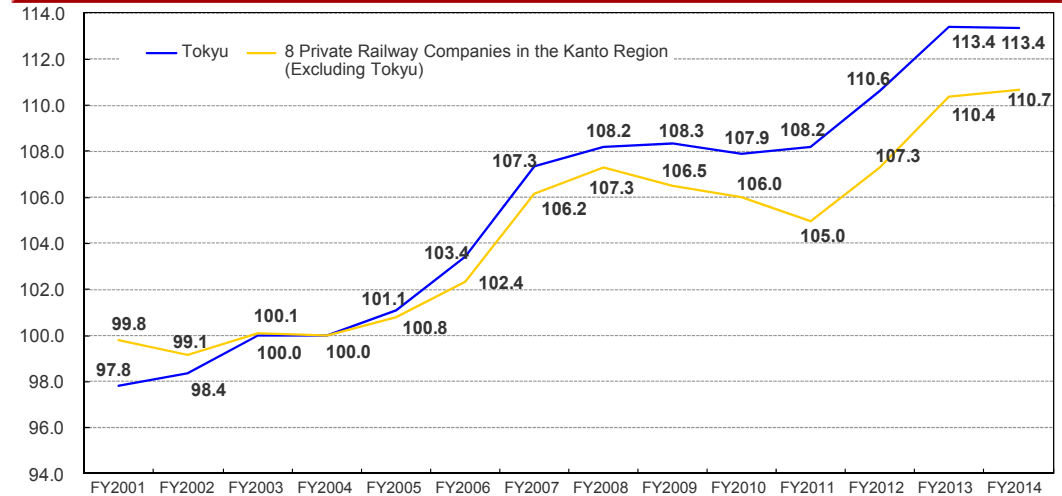
Number of Passengers Using Tokyu Rail Lines



* In addition to population growth in Tokyu Areas, the convenience of Tokyu rail lines has improved and the number of passengers has increased due to the network enhancement and large-scale renovations conducted in the past.

Source: The Association of Japanese Private Railways

Changes in the Number of Passengers (Fiscal 2004 (Fiscal Period Ended Mar. 2005) = 100)

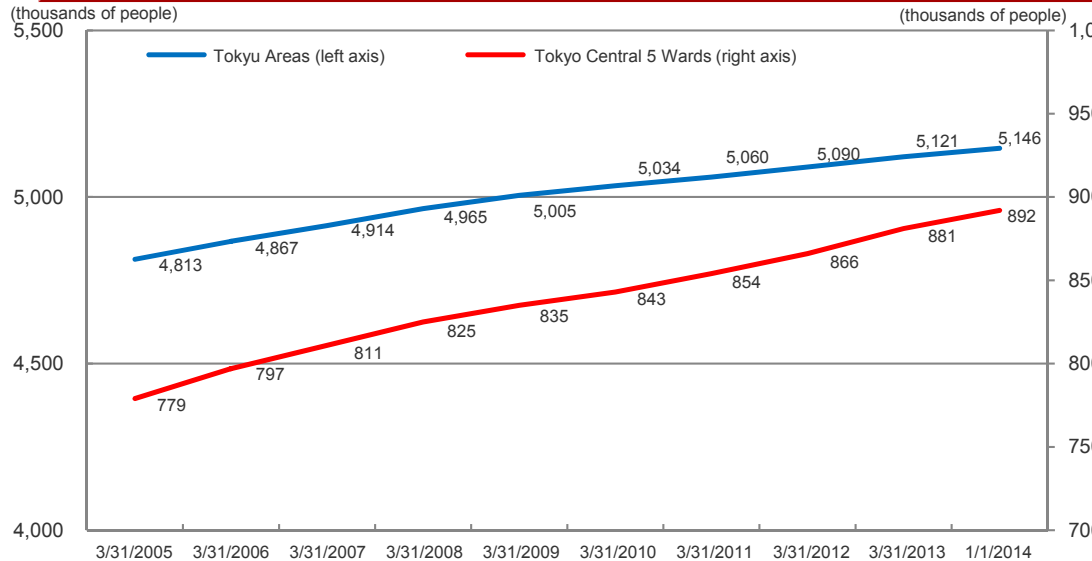


Source: Prepared by Tokyu REIM based on materials posted on the website of the Association of Japanese Private Railways.
* Eight Private Railway Companies in the Kanto Region (Excluding Tokyu) includes Tokyo Metro, Tobu, Odakyu, Keio, Seibu, Keikyu, Keisei and Sagami Railway.

*Comments by Tokyu REIM

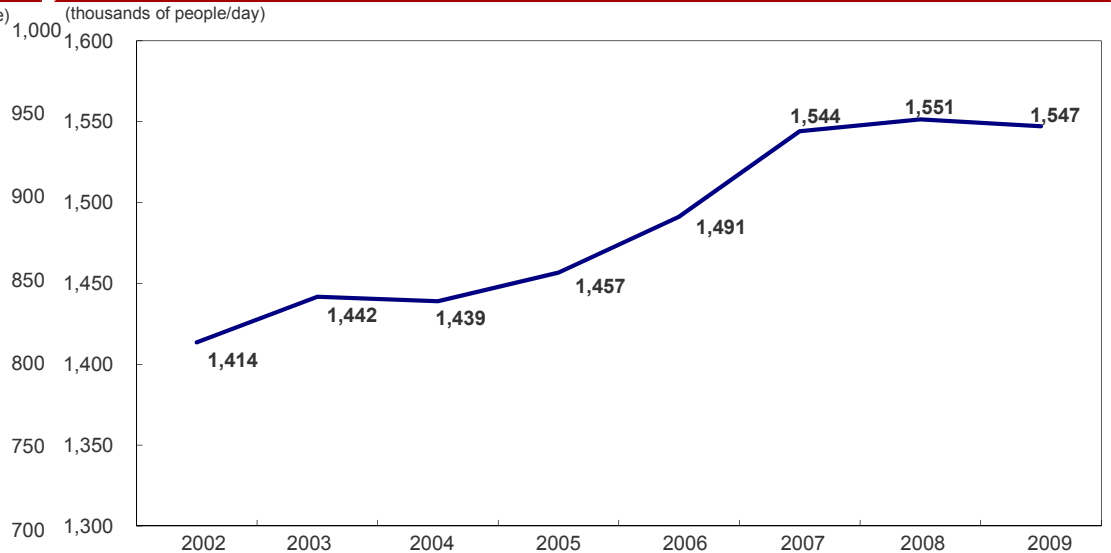
Strengths of Major Target Areas (2)

Population of Major Target Areas



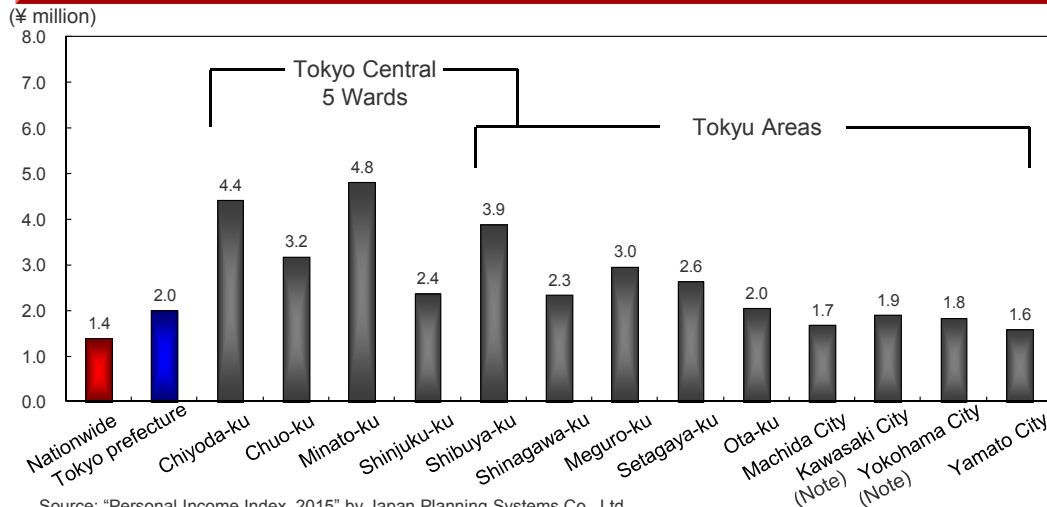
Source: "Population, Population Movement, and Number of Households" from the Basic Resident Register" and "Population Census" of the Ministry of Internal Affairs and Communications.
 * Shibuya Ward is included in both the Tokyo Central 5 Wards and the Tokyu Areas (the population of Shibuya Ward is 200,000 people as of January 1, 2014).

Changes in the Number of Passengers Using Shibuya Station



Source: "Urban Transportation Yearbook (2002-2009) by the Institution of Transport Policy Studies.
 * The Number of Passengers Using Shibuya Station is the total number of passengers who use Shibuya Station via the Tokyu Line, JR Line, Keio Line and Tokyo Metro lines.

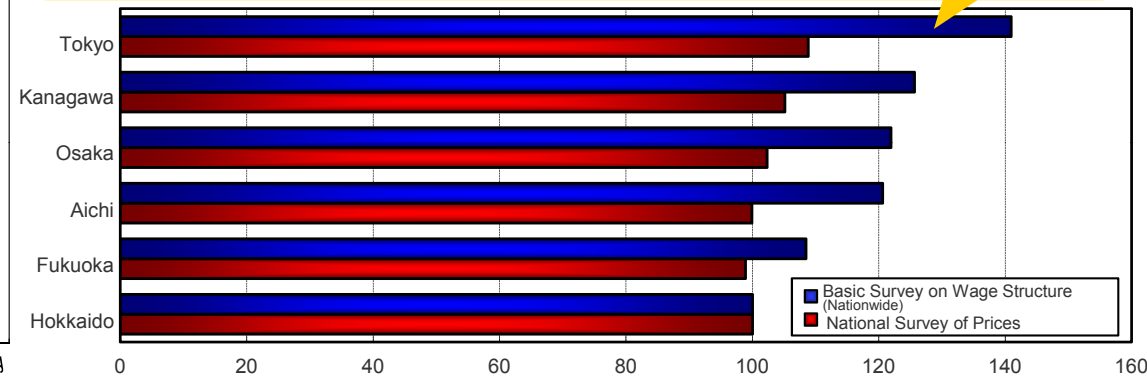
Personal Income Taxation Level by Area (2013)



Source: "Personal Income Index, 2015" by Japan Planning Systems Co., Ltd.
 (Note) The cities of Yokohama and Kawasaki include areas outside of the administrative districts of Tokyu Areas.

Wage and Consumer Price Levels (Hokkaido = 100)

* Tokyo's consumer price is higher relative to other areas, but its wage level is even higher.



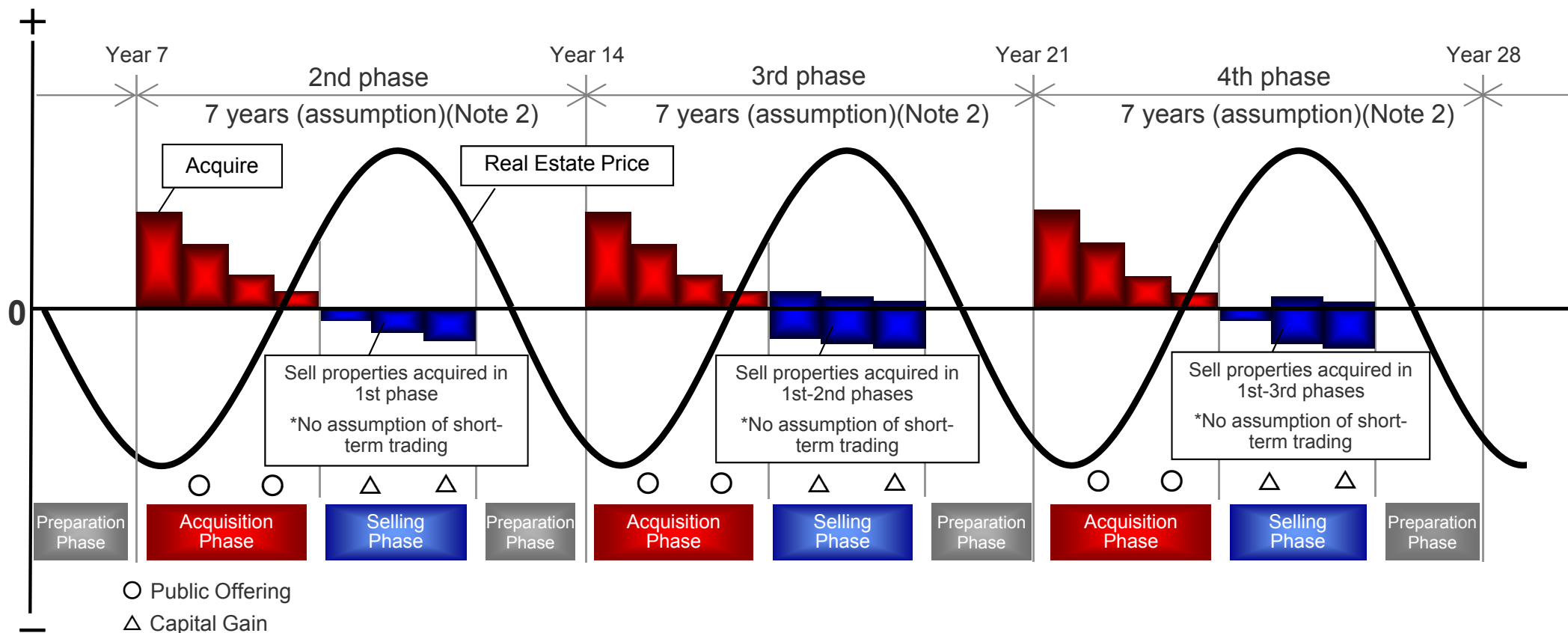
Source: "Scheduled cash earnings" in the Basic Survey on Wage Structure for fiscal 2014 by the Ministry of Health, Labour and Welfare.
 "Regional Difference Index of Consumer Prices by Ten Major Groups (by prefecture)" for 2013 in the year book on Retail Price Survey (Structural Survey) by the Ministry of Internal Affairs and Communications.

* Each index is based on the figure of Hokkaido (set at 100) in calculating the respective figures of major prefectures.

Value & Contrary

Through a value and contrarian investment approach (Note 1) that focuses on the cyclicity of real estate prices, TOKYU REIT secures capital gains while replacing properties, and achieves improvement of both portfolio quality (rejuvenating average age of properties, etc.) and adjusted ROE (capital yield after deduction of capital gains/losses).

(Note 1) It is not intended for TOKYU REIT to engage in short-term trading in property investments.



(Note 2) Indicated as 7 years as of matter of convenience, and actual assumptions differ.

*This page represents the views of Tokyu REIM

Adjusted ROE Matrix

Aim to secure adjusted ROE of 5% (Note 1) or more.

(Note 1) REITs are considered to have less business risks as they differ from business companies. Thus, ROE target is also lower.

Cumulative Capital Gains Going Forward		Distribution per Unit after Deduction of Capital Gain/Loss (Note3)									
		¥2,000	¥2,200	¥2,400	¥2,600	¥2,800	¥3,000	¥3,200	¥3,400	¥3,600	
Capital Gain	¥0 mn	4.01%	4.41%	4.82%	5.22%	5.62%	6.02%	6.42%	6.82%	7.22%	
	¥500 mn	4.03%	4.44%	4.84%	5.24%	5.65%	6.05%	6.45%	6.86%	7.26%	
	¥1,000 mn	4.06%	4.46%	4.87%	5.27%	5.68%	6.08%	6.49%	6.89%	7.30%	
	¥2,000 mn	4.10%	4.51%	4.92%	5.33%	5.74%	6.15%	6.56%	6.97%	7.38%	
	¥5,000 mn	4.23%	4.65%	5.08%	5.50%	5.92%	6.35%	6.77%	7.19%	7.62%	
	¥10,000 mn	4.47%	4.92%	5.37%	5.81%	6.26%	6.71%	7.16%	7.60%	8.05%	
	Item		Amount								
Total Capital (¥ mn)		a									110,479
Gain/loss on sales of properties (¥ mn)		b									13,182
Yokohama Yamashita-cho Building (Barneys New York Yokohama Store)										1,636	
Resona Maruha Building										18,258	
Ryoshin Harajuku Building										-7,179	
Beacon Hill Plaza (Ito-Yokado Noukendai Store)										466	
Reserve for Reduction Entry (¥ mn)		c									132
Adjusted Capital after Deduction (¥ mn) (Note 2)		d=a-b+c									97,429
Outstanding Units (Units) (Note 3)		e									977,600
Adjusted Capital per Unit (¥)		f=d/e									99,661

(Note2) As for capital gains on transfer of Beacon Hill Plaza (Ito-Yokado Noukendai Store), distributions of amount equivalent to reserve for reduction entry aren't made. Thus, the amount is not deducted from the capital.

(Note3) A five-for-one split of investment units was conducted on February 1, 2014.

$$\text{Adjusted Capital Yield (Adjusted ROE)} = \frac{\text{Distribution Amount After Deduction of Capital Gains/Losses}}{\text{Total Capital} - \text{Accumulated Distribution of Capital Gains/Losses}}$$

*This page represents the views of Tokyu REIM

Overview of Investment Management Fee

*** Investment management fee structure linked to three performance indices aimed to balance conflicts of interest by “being in the same boat as unitholders”**

	Objective (Aim)	Formula	Note
Base 1 (Linked to asset valuation)	Enhance Growth	Asset value at end of previous period × 0.125% (0.120% for the portion exceeding 200 billion yen and 300 billion yen or less) (0.115% for the portion exceeding 300 billion yen)	Encourage Investment Management Company to strive for asset appreciation by linking fee to valuation, not to the amount invested
Base 2 (Linked to cash flow)		Standard cash flow in current period × 6.0% (5.7% for the portion exceeding 5 billion yen and 7.5 billion yen or less) (5.4% for the portion exceeding 7.5 billion yen)	Standard cash flow here shall be the amount derived by subtracting an amount equivalent to 50% each of profit or loss from the sale of specified assets and profit or loss from the valuation of specified assets from the net income before income taxes, plus depreciation and amortization of deferred assets.
Incentive Fee (Linked to investment unit price)	Reduce risk premium related to investment unit price formation	(Average price in current period — Highest average price over all previous periods) × number of units × 0.4%	Change from 1.0% to 0.4%, approved by General Meeting of Unitholders on April 17, 2007

* Apart from the above, TOKYU REIT pays predetermined fees, etc. to an asset custodian, general administrators, property management companies and an independent auditor, among others.

*** The above fees are all booked as expenses. TOKYU REIT does not adopt an acquisition incentive fee, which is capitalized on the balance sheet.**

Performance Against Public Offering Price (Adjusted for Split of Investment Units)

* Yield greater than offering prices in the past four POs is provided.

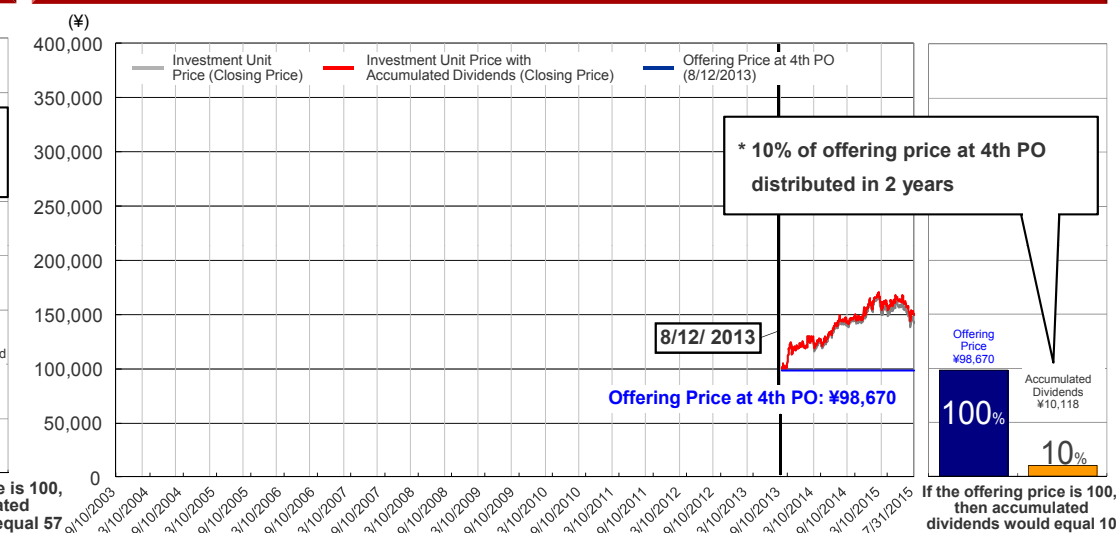
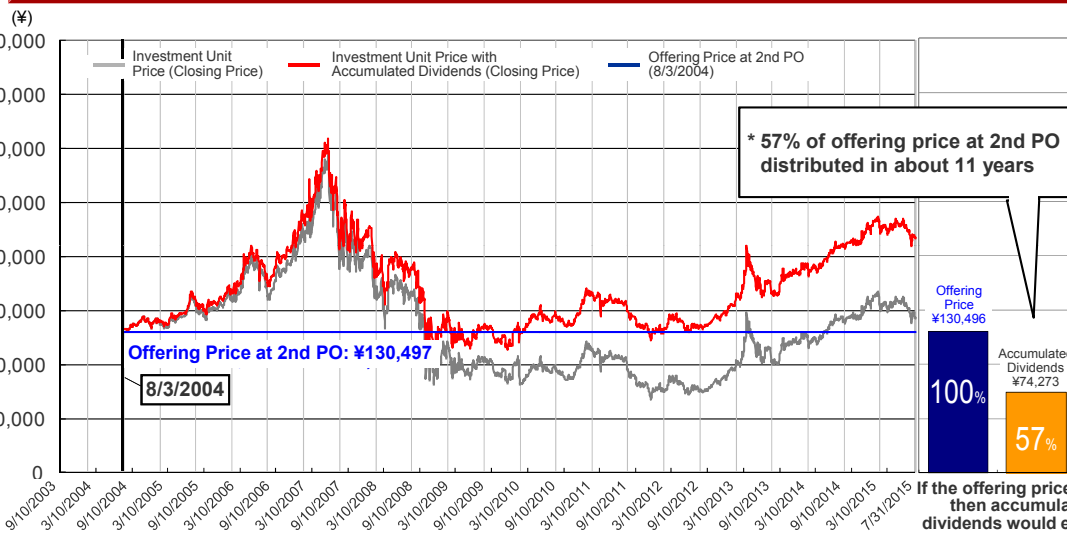
IPO (Initial Public Offering) (Issued Sep. 10, 2003)

Third Public Offering (Issued Aug. 1, 2005)



Second Public Offering (Issued Aug. 3, 2004)

Fourth Public Offering (Issued Aug. 12, 2013)



*Investment unit price and offering price stated in this document have been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

*Comments by Tokyu REIM

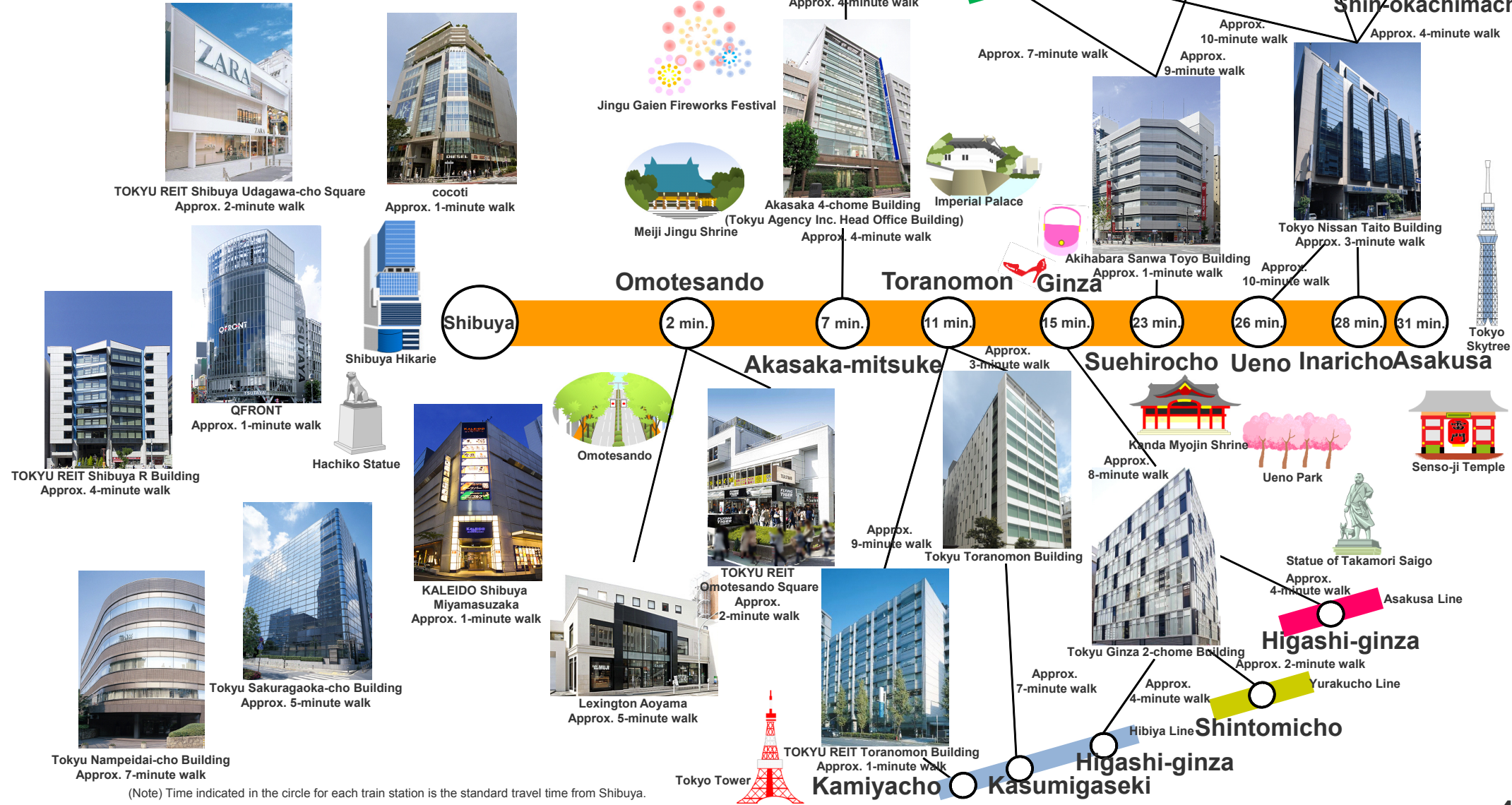


2. Appendix

(2) Portfolio

List of Properties Located in Areas Along Tokyo Metro Ginza Line (As of September 11, 2015)

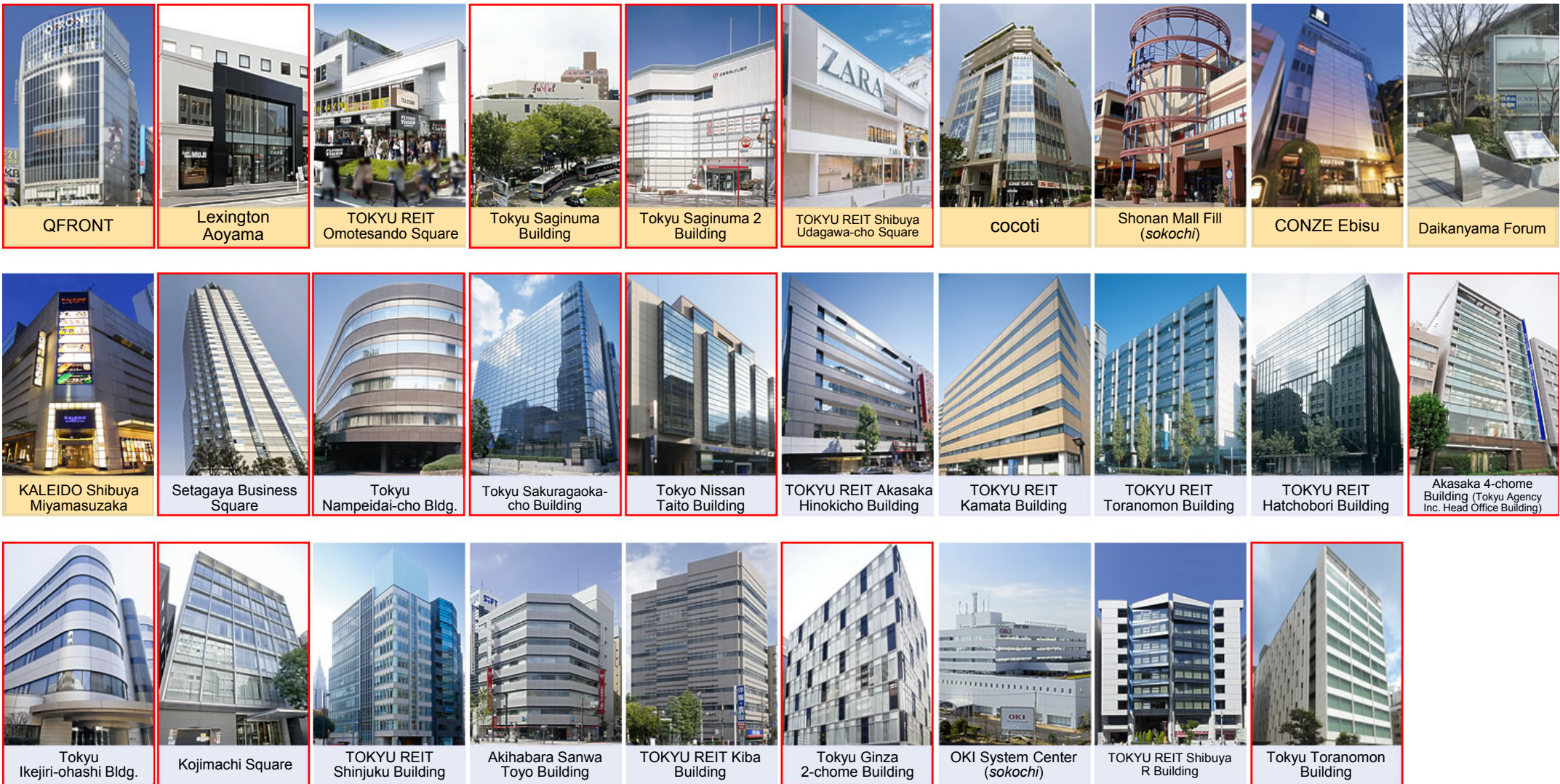
TOKYU REIT portfolio 29 properties
 (period-end estimated value: ¥223,480 mn)
 Ginza Line properties 15 properties
 (period-end estimated value: ¥144,780 mn)
 * Accounting for 62.0% of portfolio (based on period-end estimated value)



(Note) Time indicated in the circle for each train station is the standard travel time from Shibuya.

Portfolio Introduction

(As of September 11, 2015; 14 properties contributed by sponsors) **TOKYU REIT**

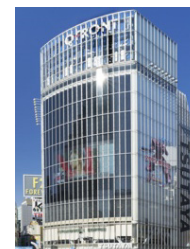


 Retail properties
 Office properties
 Properties contributed by sponsors

*The portfolio properties listed on this slide include properties contributed by Tokyu Land, which was a shareholder of the Investment Management Company (Tokyu REIM) along with Tokyu Corporation until June 2011.

Greater Shibuya Area Property

(TOKYU REIT Owns 12 Properties; Acquisition Price: ¥93.2 bn; Appraisal Value: ¥105.4 bn)



QFRONT



TOKYU REIT
Shibuya Udagawa-
cho Square



KALEIDO Shibuya
Miyamasuzaka



cocoti



Tokyu
Sakuragaoka-cho
Bldg.



Tokyu Nampeidai-
cho Bldg.



TOKYU REIT
Shibuya R Building



Lexington
Aoyama



TOKYU REIT
Omotesando
Square



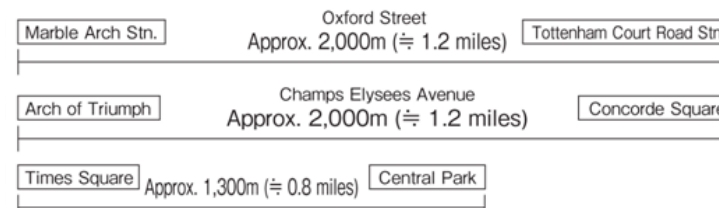
Daikanyama
Forum



Tokyu Ikejiri-
ohashi Bldg.



CONZE Ebisu



* This map represents an extract selection and does not indicate all major facilities.

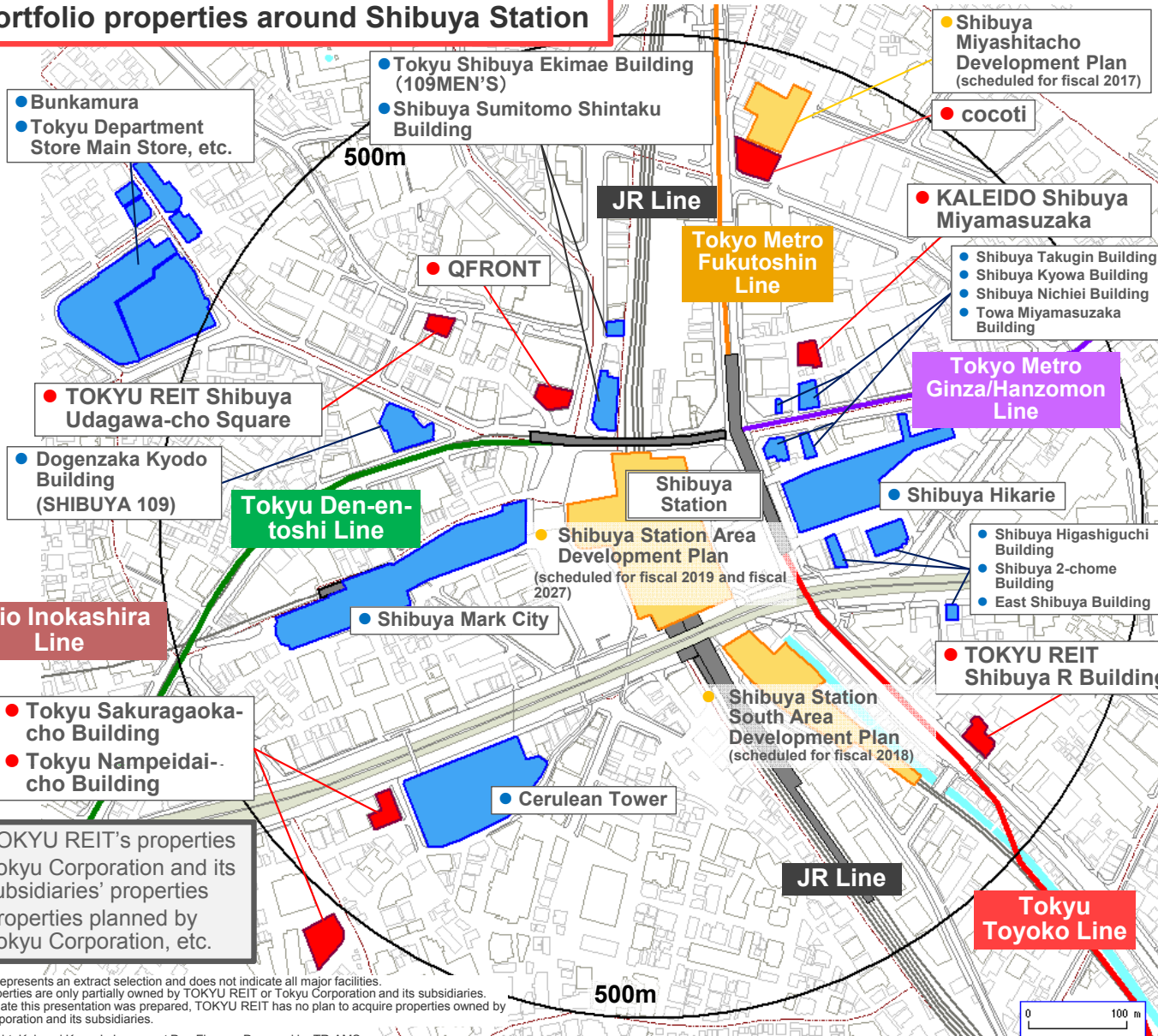
* Some properties are only partially owned by TOKYU REIT or Tokyu Corporation and its subsidiaries.

* As of the date this presentation was prepared, TOKYU REIT has no plan to acquire properties owned by Tokyu Corporation and its subsidiaries.

Attractiveness of Shibuya

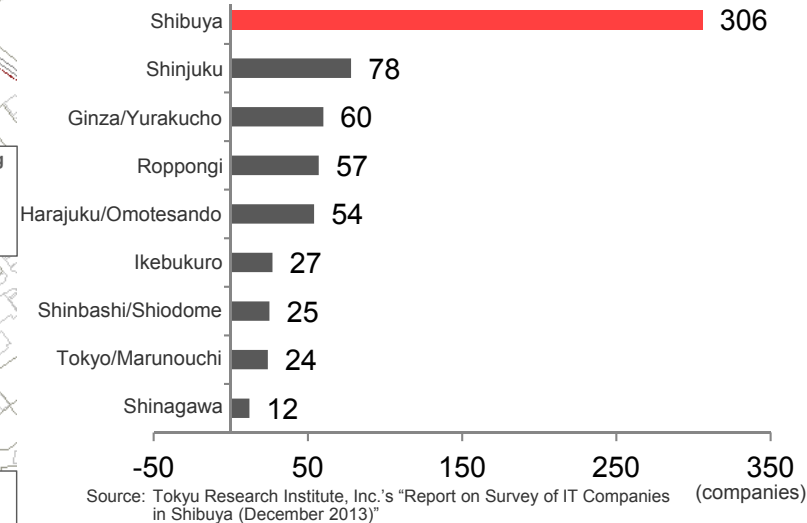
* Shibuya has a concentration of IT, creative, apparel and design companies. Market cap rate also continues to decrease.

Portfolio properties around Shibuya Station

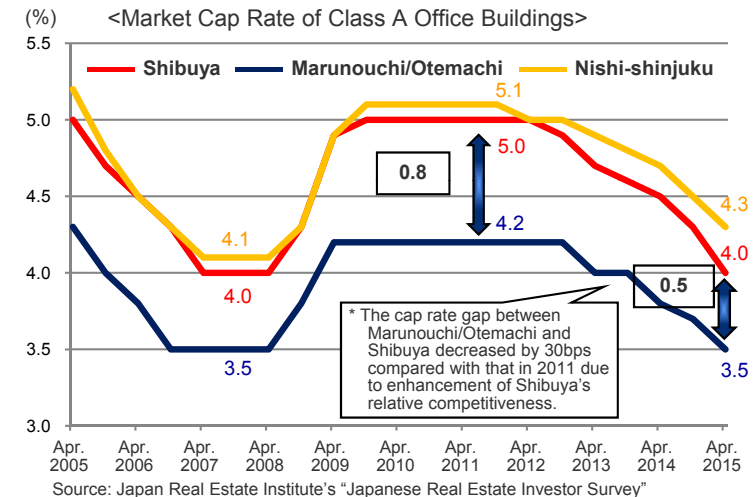


Shibuya where IT Companies Concentrate

Number of IT companies established in 9 urban districts in 2000 or after



Market Cap Rate Relatively Decreasing in Shibuya

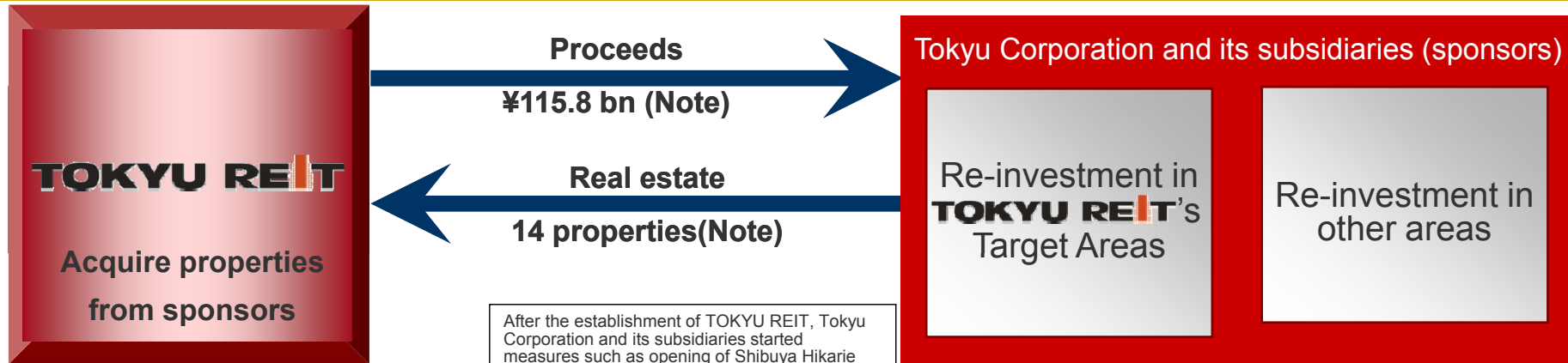


This map represents an extract selection and does not indicate all major facilities. Some properties are only partially owned by TOKYU REIT or Tokyu Corporation and its subsidiaries. As of the date this presentation was prepared, TOKYU REIT has no plan to acquire properties owned by Tokyu Corporation and its subsidiaries.

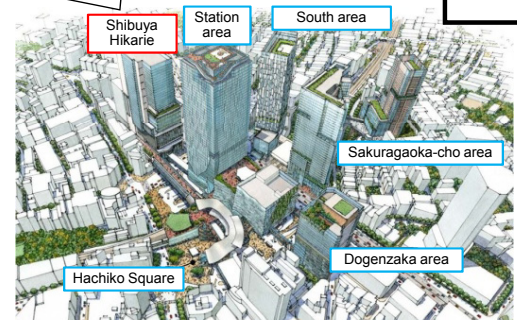
Copyright: Kokusai Kogyo's Increment P Figures: Prepared by TR-AMS

Example of Capital Re-Investment Model (Development Around Shibuya Station)

Aiming for sustainable growth through collaboration with Tokyu Corporation and its subsidiaries (sponsors) and value enhancement of the Shibuya area



After the establishment of TOKYU REIT, Tokyu Corporation and its subsidiaries started measures such as opening of Shibuya Hikarie and commencing joint direct operation of the Tokyu Toyoko Line with the Tokyo Metro Fukutoshin Line. As such, value enhancement of the Shibuya area is continuously promoted.



Development around Shibuya Station

Various promotional activities



Convey Shibuya's cultural attractiveness and direction as a town



Promote Shibuya area management in collaboration with local communities

Value enhancement of the Shibuya area

<Major properties acquired>



- Shibuya area investment properties of **TOKYU REIT**
- Lower vacancy rate
 - Higher rent
 - Higher appraisal value
 - Lower cap rate

Aim for stable growth of distribution and asset value

(Note) The portfolio properties listed on this slide include properties contributed by Tokyu Land, which was a shareholder of the Investment Management Company (Tokyu REIM) along with Tokyu Corporation until June 2011.

*This page represents the views of Tokyu REIM

Acquisition

■ Pipeline Support: 14 of 33 properties accumulated thus far (¥115.86bn out of total acquisition price of ¥275.24bn)

- 6 of 11 properties at time of IPO
- TOKYU REIT Shibuya Udagawa-cho Square (2nd Period / ¥6.6bn)
- Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building) (9th Period / ¥8.5bn)
- Tokyu Ikejiri-ohashi Building (10th Period / ¥5.48bn)
- Kojimachi Square (Note) (14th Period; ¥9.03bn)
- Tokyu Ginza 2-chome Building (16th Period; ¥5.01bn)
- Tokyu Toranomon Building (21st Period; ¥15.00bn)
- 2 of 11 Properties at time of IPO (Lexington Aoyama (Note), Tokyo Nissan Taito Building (Note))

Developed and contributed by Tokyu Group Companies

... Contributed by Tokyu Group companies
(Note) Contributed by Tokyu Land Corporation and its subsidiaries

■ Warehousing

- 3 of 11 properties acquired at time of IPO: ¥14.06bn
- Yokohama Yamashita-cho Building (Barneys New York Yokohama Store): 3rd Period / ¥5.05bn
- Beacon Hill Plaza (Ito-Yokado Noukendai Store): 3rd Period / ¥9.52bn
- cocoti (Net Collective Ownership 40%): 5th Period / ¥9.80bn
- Shonan Mall Fill (*sokochi*): 6th Period / ¥6.81bn

■ Reference or brokerage by Tokyu Group companies

- Resona Maruha Building
- Beacon Hill Plaza (Ito-Yokado Noukendai Store)
- KALEIDO Shibuya Miyamasuzaka
- TOKYU REIT Shibuya R Building

■ Joint ownership of property

- Setagaya Business Square (Note)

(Note) Owned by TOKYU REIT which holds 55% co-ownership, and Tokyu Corporation and its subsidiaries, which have acquired 45% co-ownership interest

■ PM business outsourcing

■ Community-based tenant promotion capability

■ “TOKYU” brand licensing

- “TOKYU REIT” name (Free of charge. However, license from Tokyu Corporation is required.)
- Building name change (Free of charge. However, license from Tokyu Corporation is required.)

“Tokyu Group Companies” on this page refers to any entity that falls under the following 1 to 3.

1. Tokyu Corporation and its subsidiaries
2. A consolidated subsidiary of Tokyu Corporation
3. Tokyu Land Group companies

* “Tokyu Land Group companies” refers to any entity that falls under the following (1) to (3).

- (1) Tokyu Fudosan Holdings (hereafter, referred to as “Tokyu Fudosan Holdings”)
- (2) A consolidated subsidiary of Tokyu Fudosan Holdings
- (3) A tokutei mokuteki kaisha (TMK) or special purpose entity (SPE) that was established based on the intention of Tokyu Fudosan Holdings or a consolidated subsidiary of Tokyu Fudosan Holdings and where the share of investment by undisclosed associations or other investment shares in that entity by the respective company exceeds 50%.

PM (Property Management)

Brand Strategy



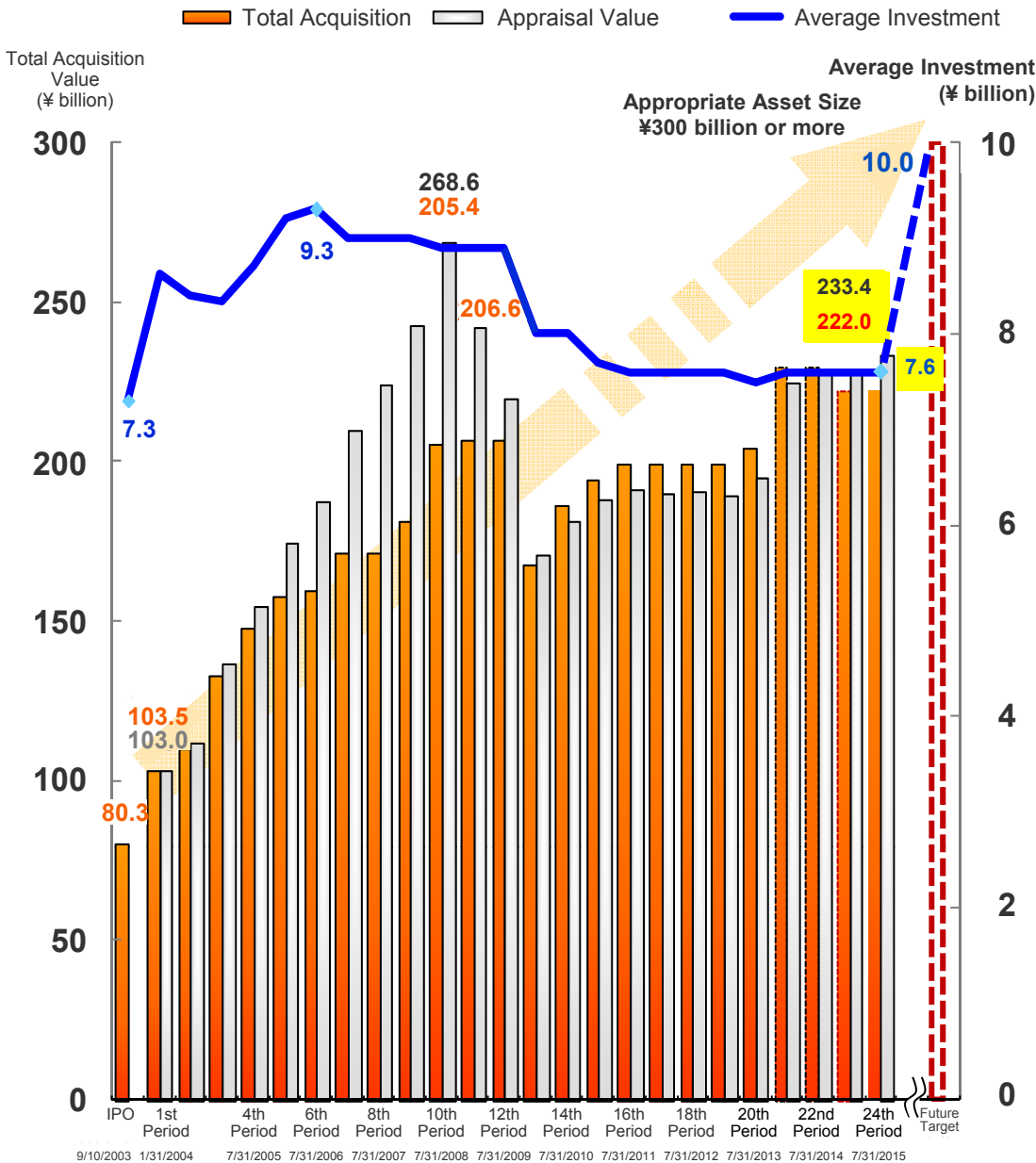
2. Appendix

(3) Investment Management Overview

External Growth

- Selective investments focused on total return without being obsessed with income alone -

Portfolio Size and Average Investment



Rent Outlook by Area (Rent Level at Survey Date = 100)

* Rent estimate for Shibuya remains strong.

31st survey (Oct. 2014)

Area	Next Year	2 Years	5 Years	10 Years
Marunouchi, Otemachi area	102	104	105	105
Shibuya, Shibuya Station area	102	103	105	105
Nagoya, Nagoya Station area	100	100	100	100
Osaka, along the Midosuji Line	100	100	100	100

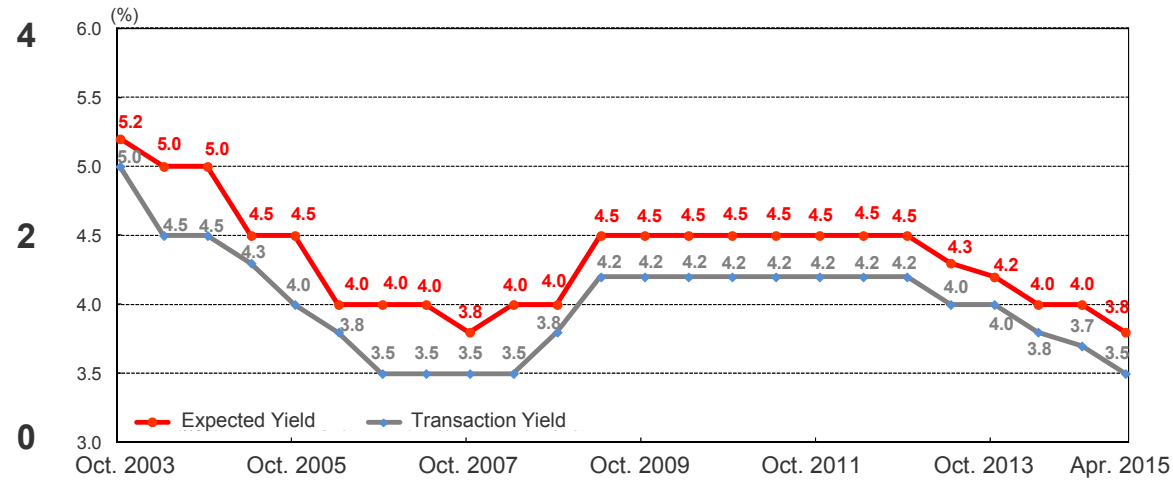
32nd survey (Apr. 2015)

Area	Next Year	2 Years	5 Years	10 Years
Marunouchi, Otemachi area	103	104	105	105
Shibuya, Shibuya Station area	102	103	105	105
Nagoya, Nagoya Station area	100	100	100	100
Osaka, along the Midosuji Line	100	100	101	100

Source: Japan Real Estate Institute "Japan Real Estate Investors Survey."

Expected Yield and Transaction Yield of Benchmark Buildings (Marunouchi / Otemachi)

* Expected yield and transaction yield for prime locations decreased.

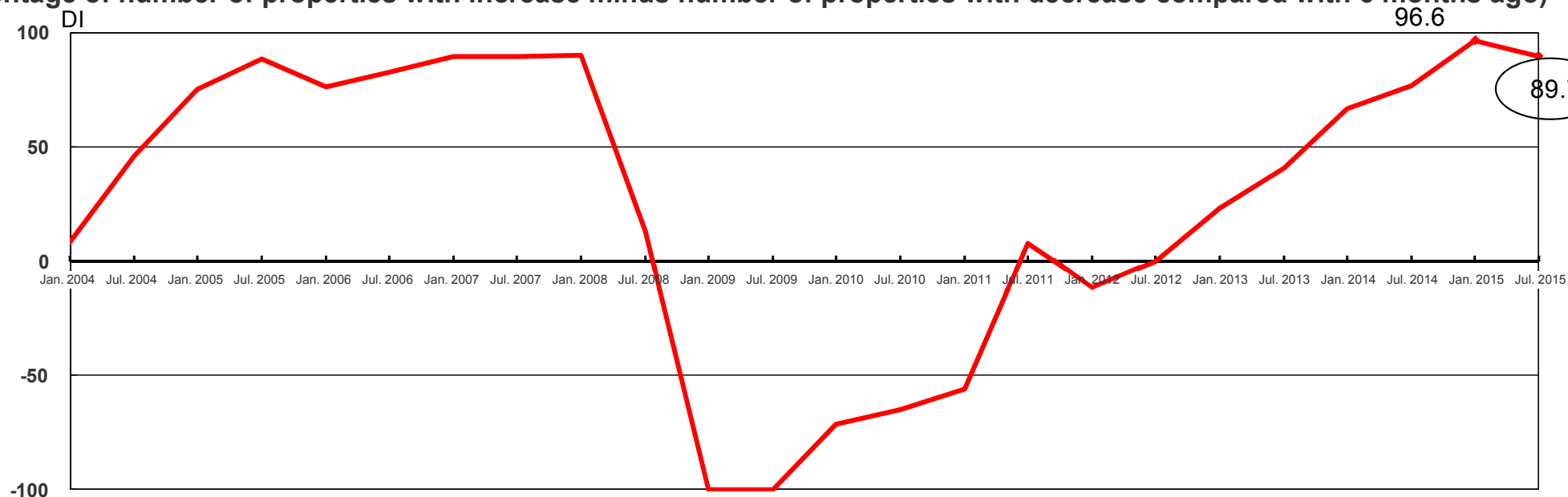


Period-End Estimated Value DI (Entire Portfolio: 29 Properties) TOKYU REIT

* Estimated value at end of period (appraisal value) went up in 27 out of 29 properties in TOKYU REIT's portfolio. DI figure was 89.7, remaining at high level.

■ Period-end estimated value DI for TOKYU REIT's portfolio

(percentage of number of properties with increase minus number of properties with decrease compared with 6 months ago)



	2004.1	2004.7	2005.1	2005.7	2006.1	2006.7	2007.1	2007.7	2008.1	2008.7	2009.1	2009.7	2010.1	2010.7	2011.1	2011.7	2012.1	2012.7	2013.1	2013.7	2014.1	2014.7	2015.1	2015.7
Number of properties																								
Properties with increase in estimated value at end of period compared with 6 months ago	2	7	12	15	14	15	17	18	18	8	0	0	2	2	3	12	10	11	12	17	23	26	28	27
Properties with no change	9	5	4	2	2	1	2	0	2	10	0	0	2	4	5	4	3	4	8	4	4	1	1	1
Properties with decrease in estimated value at end of period compared with 6 months ago	1	1	0	0	1	1	0	1	0	5	23	23	17	17	17	10	13	11	6	6	3	3	0	1
Total	12	13	16	17	17	17	19	19	20	23	23	23	21	23	25	26	26	26	26	27	30	30	29	29
Percentage																								
Properties with increase in estimated value at end of period compared with 6 months ago	16.7	53.8	75.0	88.2	82.4	88.2	89.5	94.7	90.0	34.8	0.0	0.0	9.5	8.7	12.0	46.2	38.5	42.3	46.2	63.0	76.7	86.7	96.6	93.1
Properties with no change	75.0	38.5	25.0	11.8	11.8	5.9	10.5	0.0	10.0	43.5	0.0	0.0	9.5	17.4	20.0	15.4	11.5	15.4	30.8	14.8	13.3	3.3	3.4	3.4
Properties with decrease in estimated value at end of period compared with 6 months ago	8.3	7.7	0.0	0.0	5.9	5.9	0.0	5.3	0.0	21.7	100.0	100.0	81.0	73.9	68.0	38.5	50.0	42.3	23.1	22.2	10.0	10.0	0.0	3.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Period-end estimated value DI for portfolio	8.3	46.2	75.0	88.2	76.5	82.4	89.5	89.5	90.0	13.0	-100.0	-100.0	-71.4	-65.2	-56.0	7.7	-11.5	0.0	23.1	40.7	66.7	76.7	96.6	89.7

*At time of property acquisition, comparison is between appraisal value upon acquisition and estimated value at end of period

*Comments by Tokyu REIM

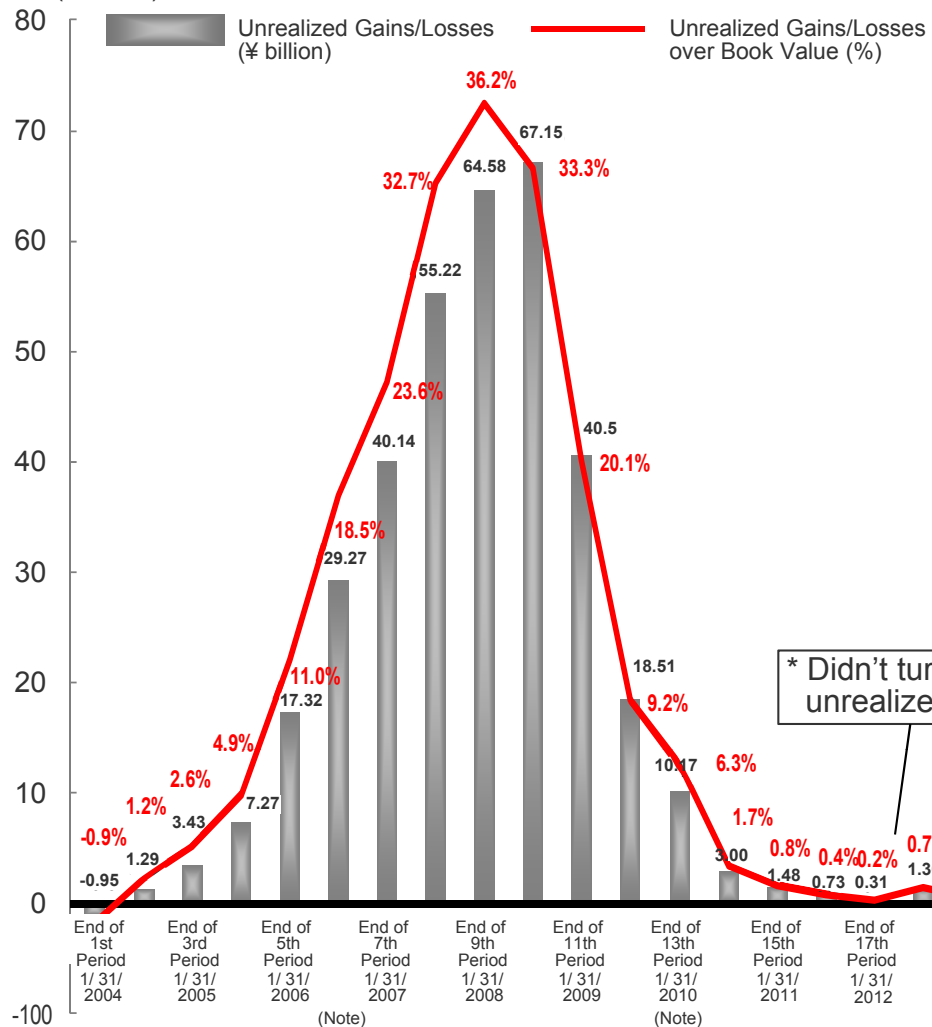
Unrealized Gains/Losses and Capital Gains/Losses

* Unrealized gains continued to increase and reached ¥23.2 bn at the end of 24th period. In addition, realized a cumulative total of ¥13.1 bn of capital gains to date.

Unrealized Gains/Losses

Capital Gains/Losses (Realized Gains/Losses)

Unrealized Gains/Losses (¥ billion)

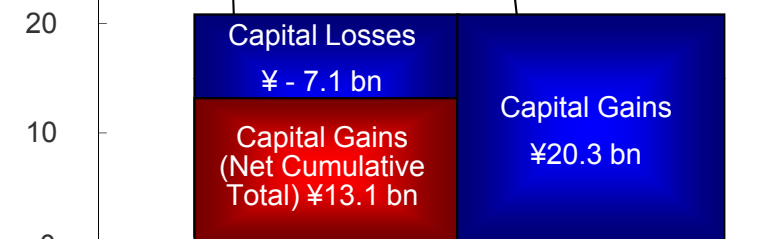
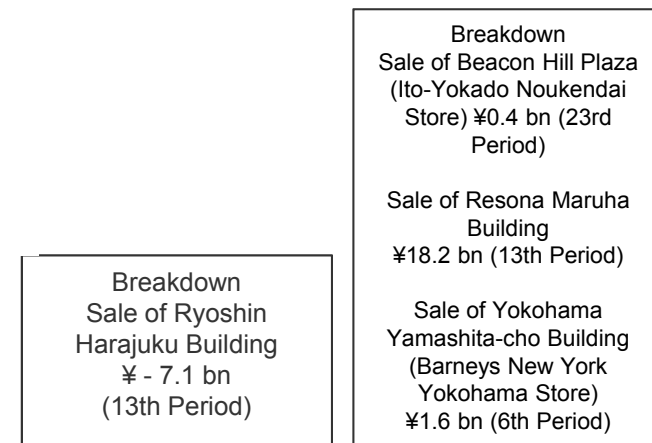


* Unrealized Gains/Losses over Book Value = Unrealized Gains/Losses / Book Value of Assets
(Note) Capital gains/losses distribution period

Unrealized Gains/Losses over Book Value

Property Acquisition and Disposal Results

- Acquisition: 33 properties (¥275.2 billion)
- Disposal: 4 properties (¥53.1 billion)
- Owned: 29 properties (¥222.0 billion)

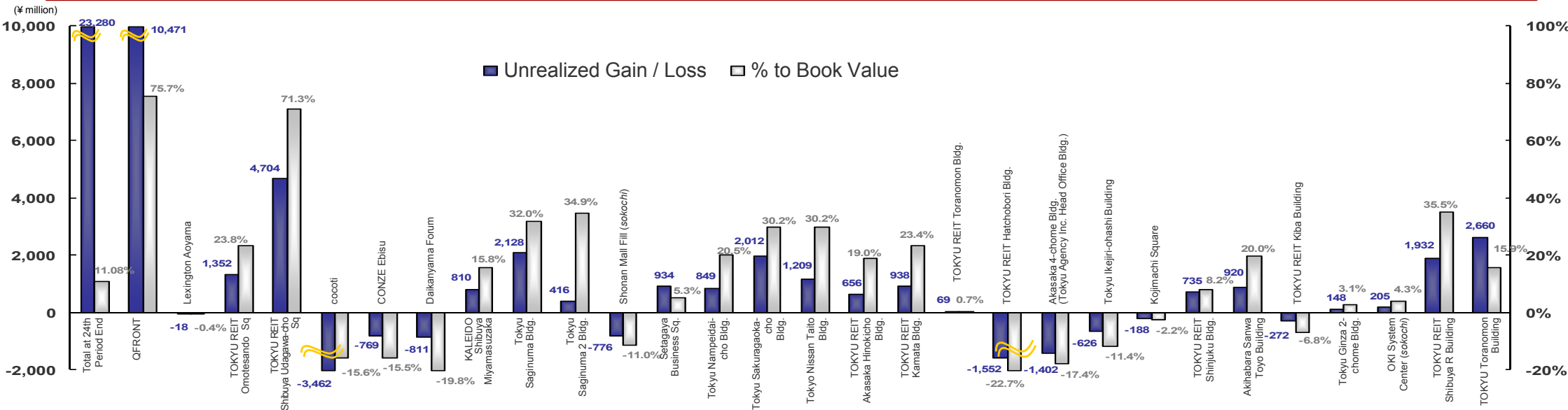


* Net cumulative total as of the end of the 24th period (Jul. 2015).

Unrealized Gains/Losses and Total Return

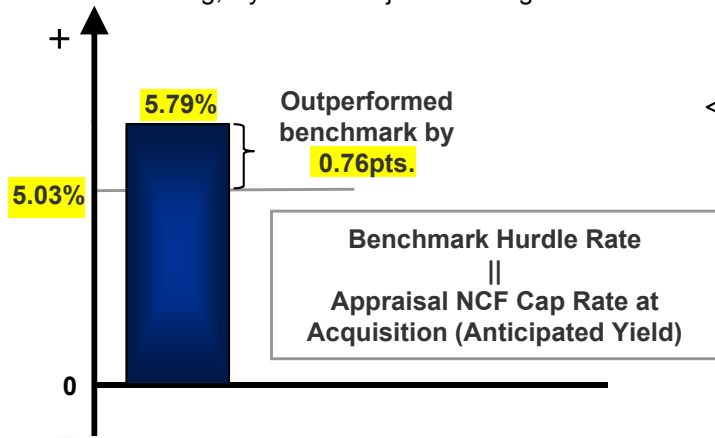
* Total return has outperformed the benchmark hurdle rate by 0.77 points.

Unrealized Gains/Losses and Percentage Against Book Value by Property (End of 24th Fiscal Period (7/31/2015))



Portfolio Total Return Performance Since IPO

Based on 33 properties (acquisition price: ¥275,245 million), which is the sum of current portfolio, Yokohama Yamashita-cho Building (Barneys New York Yokohama Store), Resona Maruha Building, Ryoshin Harajuku Building and Beacon Hill Plaza (Ito-Yokado Noukendai Store).



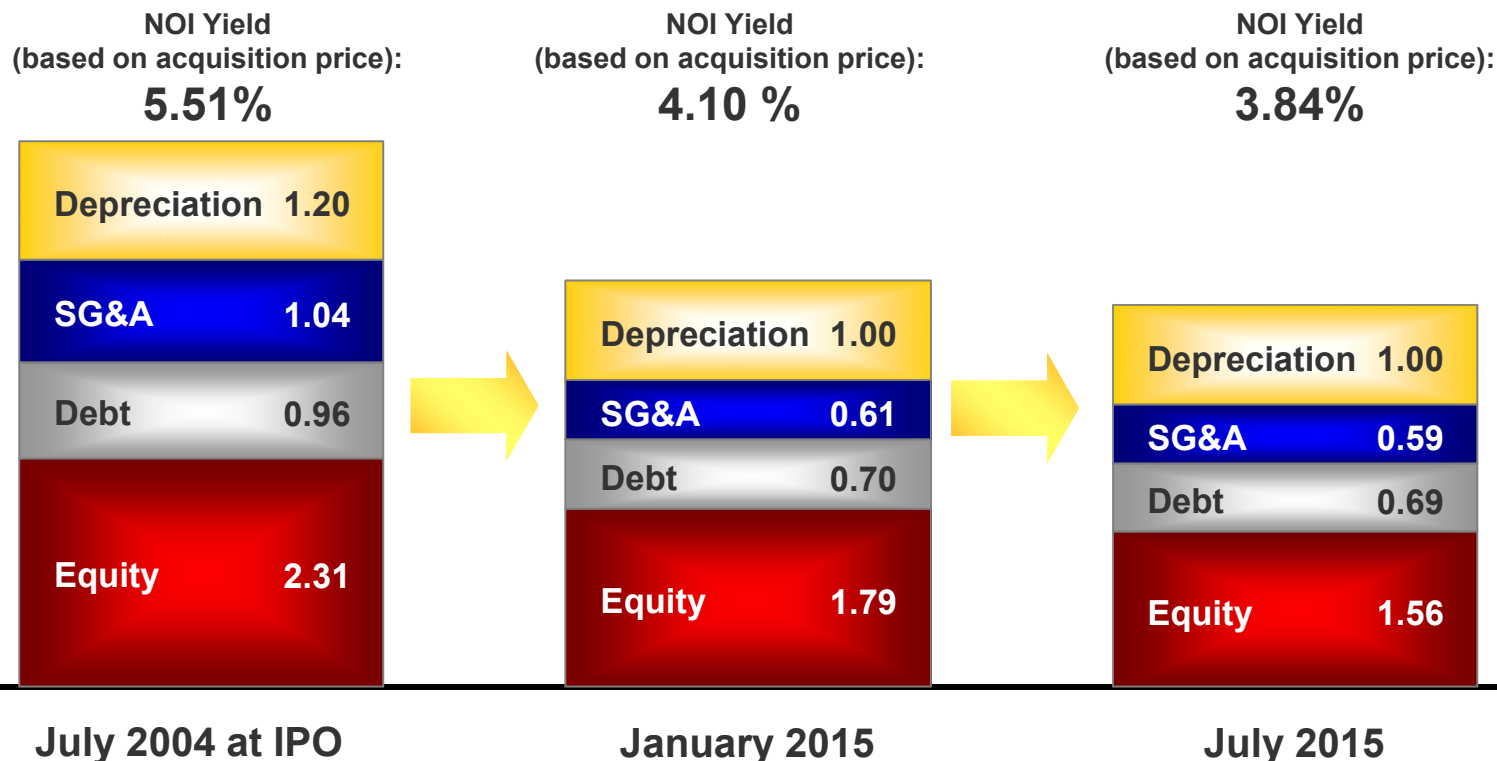
- * Fiscal period end appraisal values are utilized as the deemed disposal price (sale price) of properties for the calculation of IRR.
- * Acquisition price does not include capitalized expenses (such as broker's fees, first year's property / city planning tax, compensation for specialist agents).
- * Cash flow from leasehold and security deposits are not included.
- * Sale price of Yokohama Yamashita-cho Building (Barneys New York Yokohama Store) is ¥6,480 million (sold in 6th period).
- * Sale price of Resona Maruha Building is ¥42,000 million (sold in 13th period).
- * Sale price of Ryoshin Harajuku Building is ¥8,400 million (sold in 13th period).
- * Sale price of Beacon Hill Plaza (Ito-Yokado Noukendai Store) is ¥8,720 million (sold in 23rd period).

*IRR for the current portfolio (acquisition price: ¥222,060 million) is 5.27% (outperforming the benchmark return of 5.02% by 0.25 points).

*Comments by Tokyu REIM

Changes in Acquisition Hurdle Rate (based on NOI) - External Growth

* Placing acquisition hurdle rate as the base, coupled with CF growth of properties, utilized for assessment.



Acquisition Price 100	Debt 50
	Equity 50

July 2015 vs. IPO

Hurdle Rate	-1.67pts.
Depreciation	-0.20pts.
SG&A	-0.45pts.
Debt	-0.27pts.
Equity	-0.75pts.

- Costs shown as % of implied total acquisition cost.
- Cost calculated based on a maximum LTV of 50%.
- Depreciation expense currently estimated to be around 1.00% of acquisition price (varies by property).
- The SG&A ratio is operating expense excluding leasing costs and capital losses on real estate, etc. divided by the average acquisition cost for the respective period.
- The cost of debt is equal to 50% of the average interest during the respective period, except for July 2004 at the IPO, which is an estimate of the cost of debt based on hearings from banks.
- We have determined the cost of equity to be 50% of the yield (Estimated Distribution X 2 / Investment Unit Price) at the beginning of the respective period.
- Acquisition hurdle rate changes daily due to changes in investment unit price and interest rates for fund procurements.

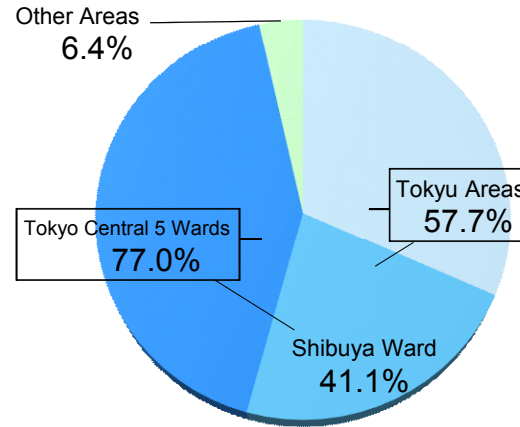
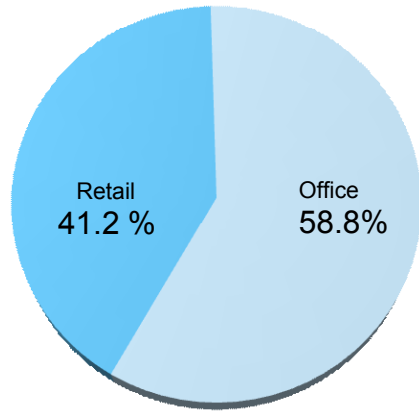
*This page represents the views of Tokyu REIM

Office / Retail Ratio

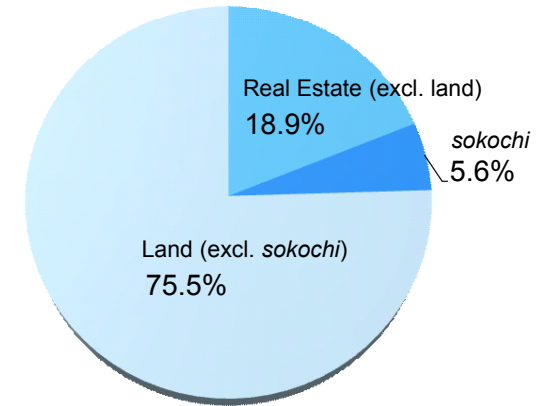
Area Ratio

Land / Property (Excl. Land) Ratio

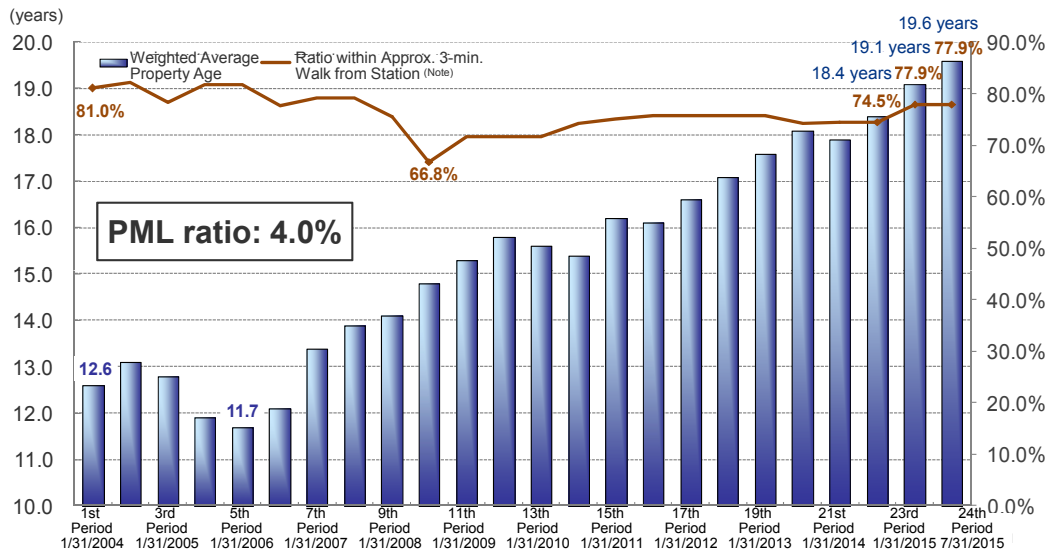
Various Data at the End of 24th Period



* Shibuya Ward (41.1%) is included in both the Tokyo Central 5 Wards and the Tokyu Areas.



Weighted Average Property Age

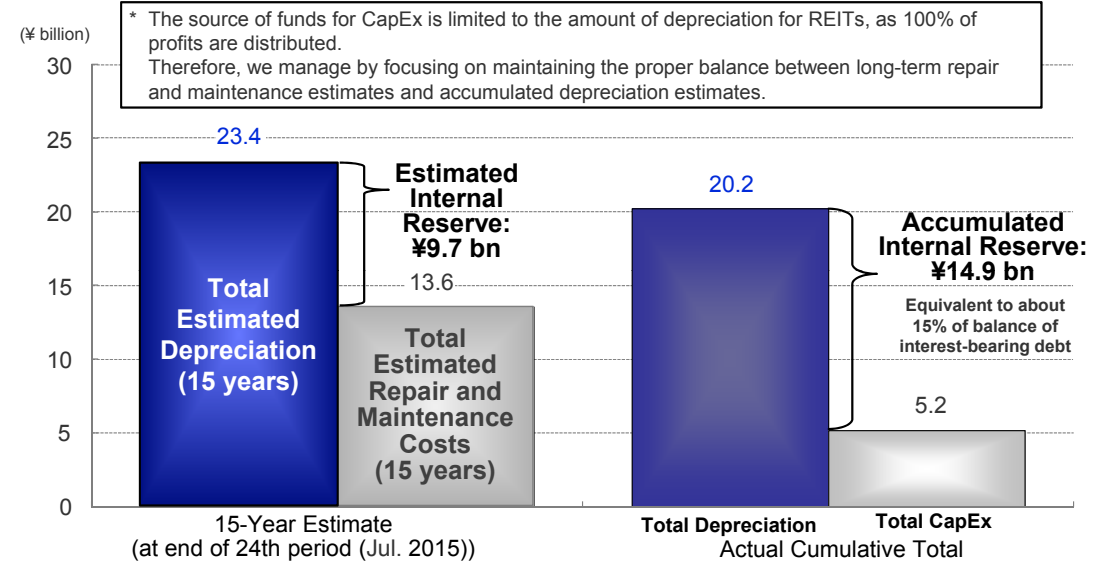


PML ratio: 4.0%

(Note) Ratio within approximately 3-minute walk from station is the ratio of properties in the TOKYU REIT portfolio that are properties within a 3-minute approximate walking time from the nearest train station (based on acquisition price).

* Weighted average of the age of buildings at period end multiplied by the acquisition cost
 * Not including Shonan Mall Fill (sokochi) and OKI System Center (sokochi)

Balance of Depreciation and Repair and Maintenance Cost Estimates



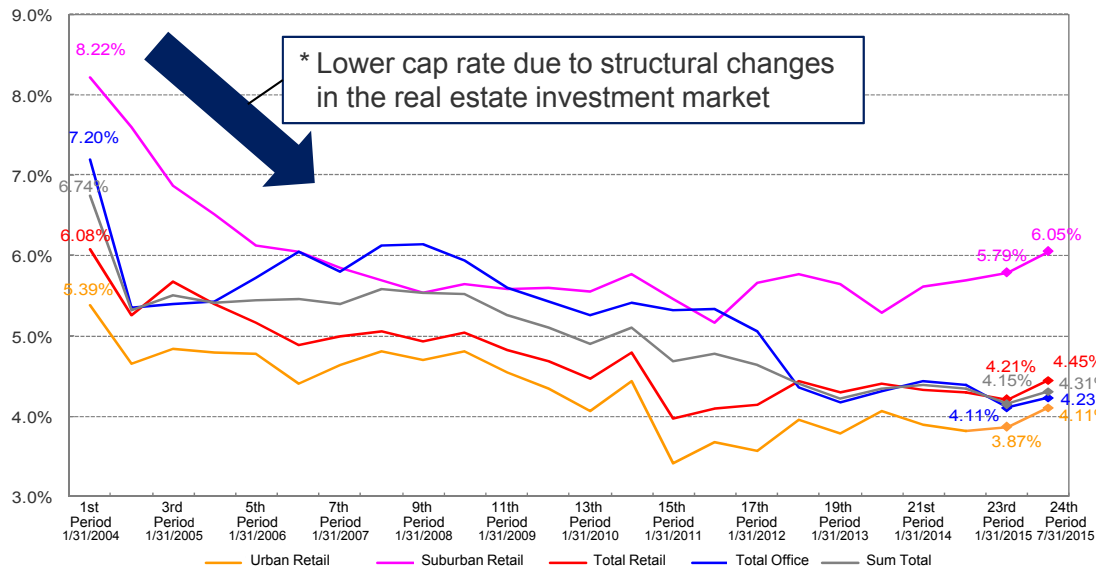
* The source of funds for CapEx is limited to the amount of depreciation for REITs, as 100% of profits are distributed. Therefore, we manage by focusing on maintaining the proper balance between long-term repair and maintenance estimates and accumulated depreciation estimates.

* Repair and maintenance cost estimates are updated when appropriate.
 * Not including Shonan Mall Fill (sokochi) and OKI System Center (sokochi)

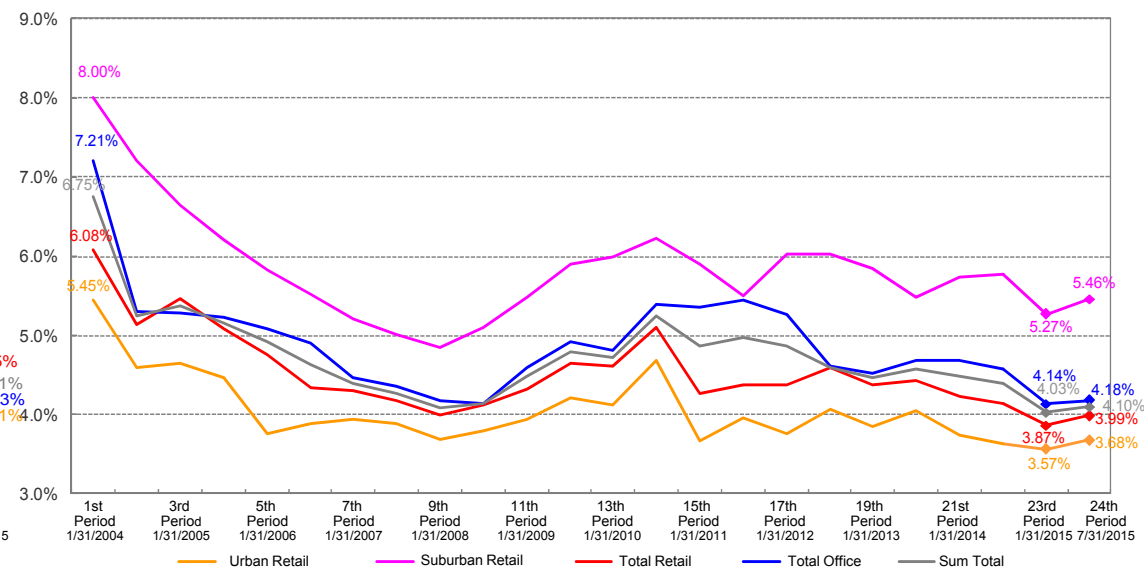
*Comments by Tokyu REIM

Changes in NOI Yield

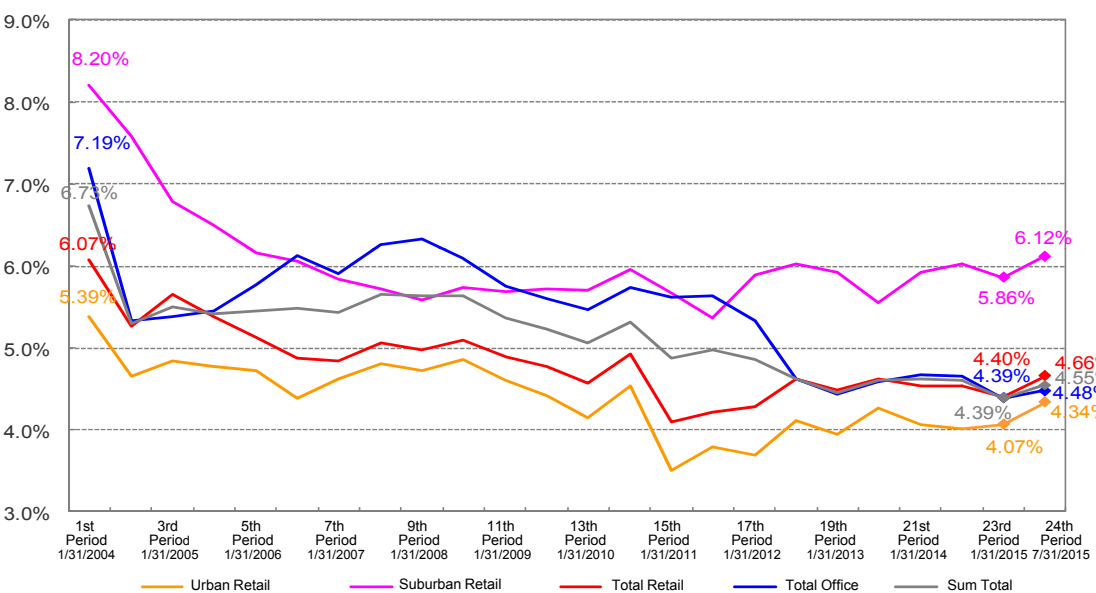
Changes in NOI Yield (Based on Acquisition Price)



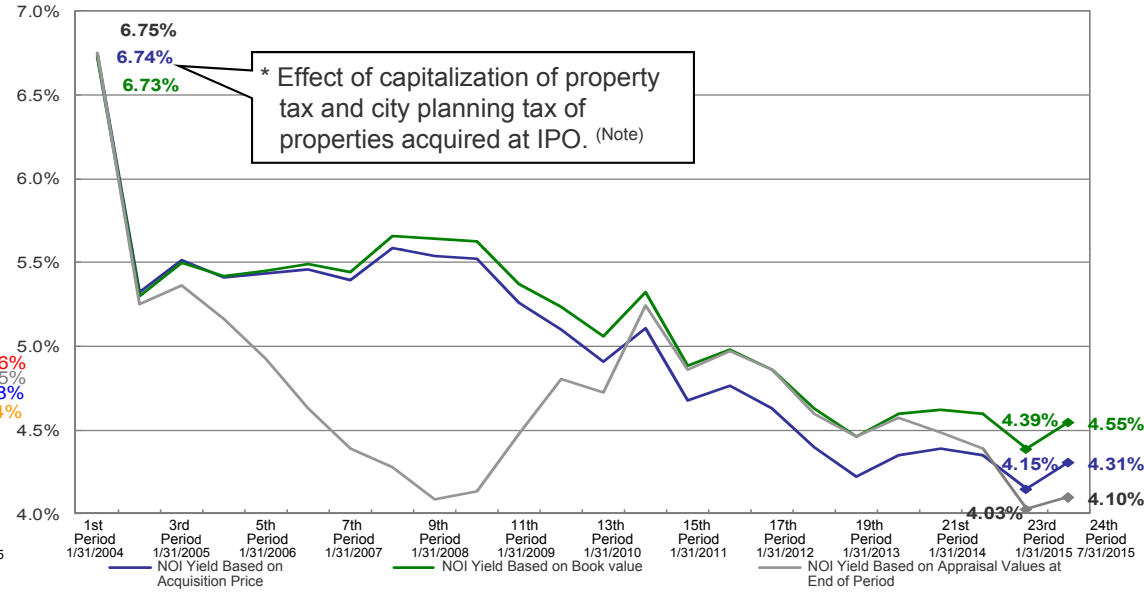
Changes in NOI Yield (Based on Appraisal Value at End of Period)



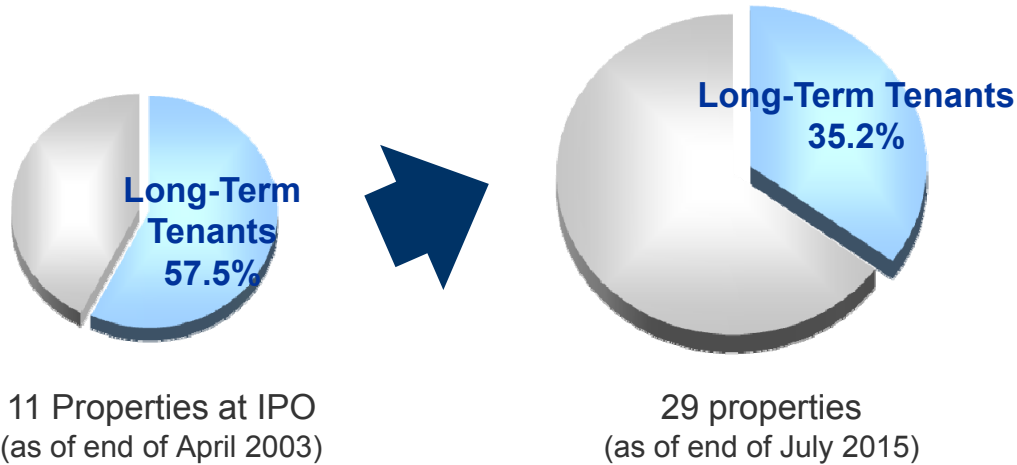
Changes in NOI Yield (Based on Book Value)



Changes in NOI Yield (Comparison of Each Basis)

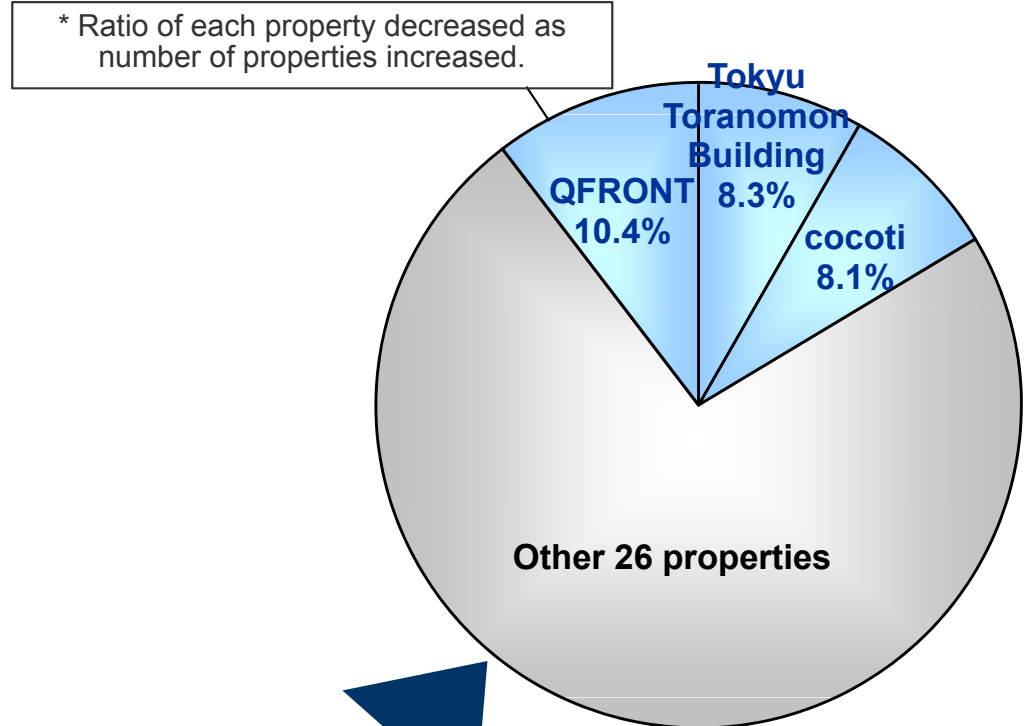


Ratio of Tenants with LT Contracts (Based on Leasable Area)



* Definition of long-term contract: Contracts with remaining contract period of 5 years or longer counting from August 1, 2015, regardless of fix-term lease contract or not (excludes contracts with rents of 500,000 yen or less per month, such as for antennas, and contracts that have not yet started the contract periods as of July 31, 2015).

Property Concentration

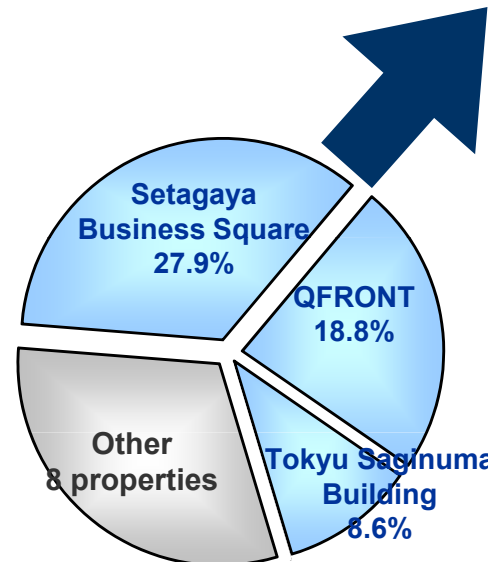


29 properties owned at end of 24th period (estimated value at end of period)

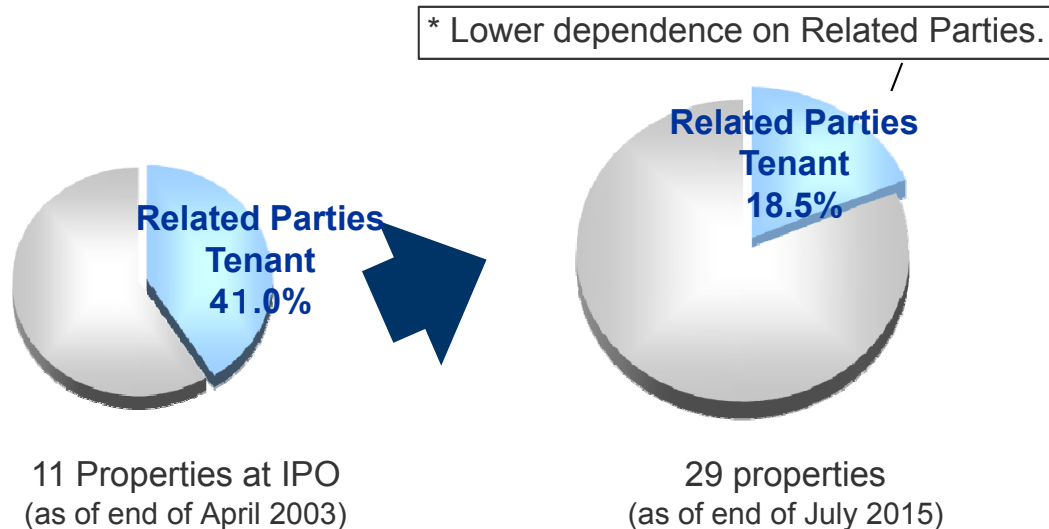
Top 3 : 26.8%
Top 5 : 39.6%

11 Properties at IPO (based on appraisal value as of end of April 2003)

Top 3 : 55.3%
Top 5 : 70.7%



Related Parties Tenant Concentration (Based on Leasable Area)





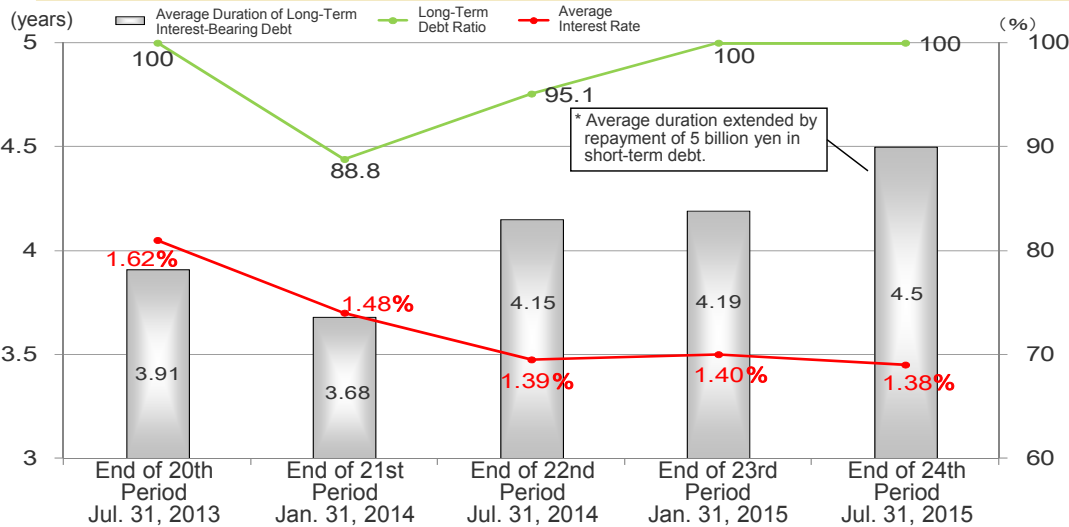
2. Appendix

(4) Debt Management and Composition of Unitholders

Result of Strategic Debt Management (i): Balancing Costs and Availability

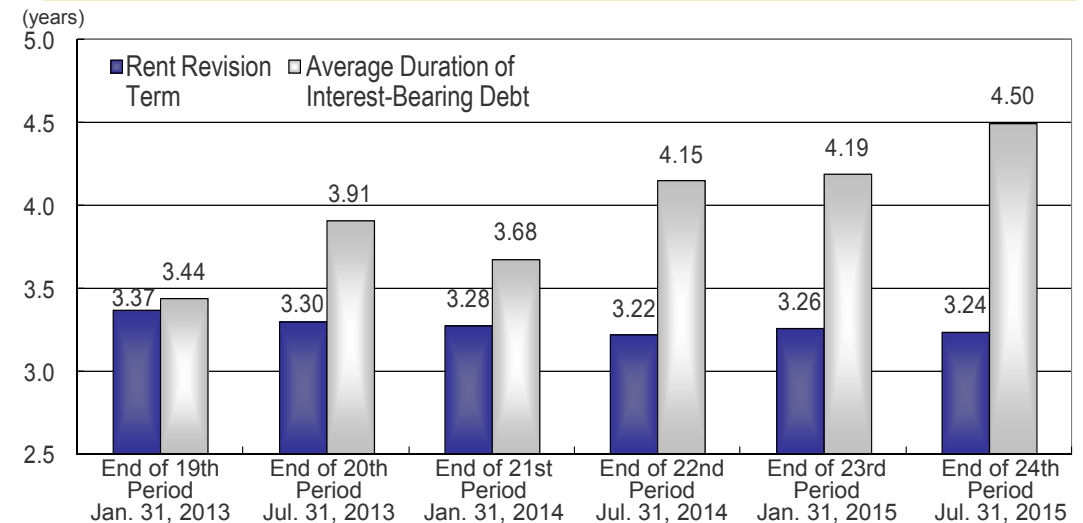
Extend Average Duration, Convert to Long-Term Fixed-Rate Debt and Lower Interest Rate through Refinancing

*** Reduced average interest rate and increased duration of interest-bearing debt and fixed interest rate.**



Average Rent Revision Term and Average Duration of Interest-Bearing Debt

*** Secure duration longer than the rent revision term and prepare for phases of increasing interest rates**

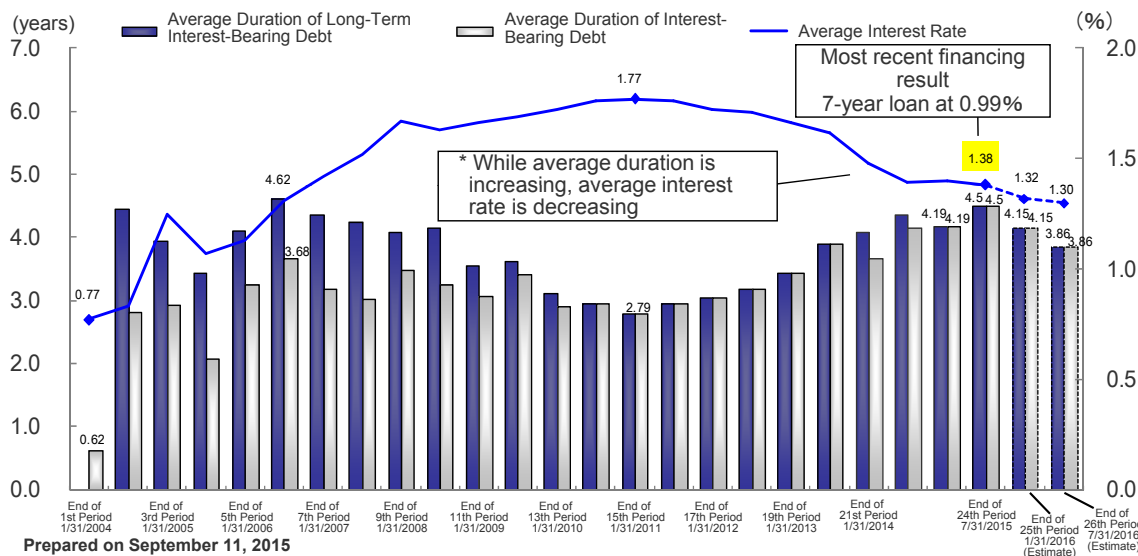


Interest-Bearing Debt Average Duration and Average Interest Rate

Average interest rate will fall toward 1% if the present interest rate level continues. On the other hand, it has stability in phases of increasing interest rates.

Characteristics of TOKYU REIT's Debt Management

*** Debt strategy focused on stability in preparation for possible future credit crunch.**



- High long-term debt ratio → Not dependent on short-term debt
- Long average duration of interest-bearing debt → Control each period's interest-bearing debt repayment amount
- Control investment corporation bonds (direct procurement) → Focus on highly-stable indirect procurement
- No borrowing expenses → Coupon rate becomes relatively high

Result of Strategic Debt Management (ii) Base Interest Rates

* Spreads have risen because of the credit crunch in 2008, although base interest rates have subsequently dropped and duration expanded due to the shrinkage in spread and decline in market interest rates.

(Unit: %)

Category	Duration	Debt Acquisition Period																																	
		2008				2009			2010			2011				2012				2013			2014			2015									
		Mar.	Jun.	Jul.	Nov.	Feb.	Apr.	Jun.	Jun.	Jul.	Dec.	May	Jun.	Jul.	Sep.	Nov.	May	Jun.	Jul.	Aug.	Oct.	Nov.	Dec.	Jun.	Jul.	Dec.	Jan.	Feb.	Mar.	Jun.	Oct.	Jun.	Jul.		
Long-Term	1.5yr																																		
	2.0yr			1.55500																															
	2.5yr				1.48125	1.47500				1.32750				1.17125																					
	3.0yr		1.81875		1.54250	1.52875							1.46875											0.68125		0.77500									
	3.2yr												1.39000																						
	3.5yr				1.63062																														
	4.0yr			1.80375		1.72500					1.67500	1.66375	1.31250				1.03500																		
	4.5yr							1.78812																											
	5.0yr						1.79000					1.46250							0.93500						1.07500		0.99125			0.85000	0.399				
	5.5yr			2.10187											1.36875												0.95625								
	6.0yr										1.63250	1.47625	1.45375																1.04625						
	6.5yr													1.49563	1.41375																				
	7.0yr		2.21100													1.48875	1.37250	1.32375		1.32250			1.24625	1.23375	1.45125	1.47250			1.21000			0.682	1.05250	0.96875	0.99000
	7.5yr																								1.53375										
	8.0yr	1.76625																	1.48000								1.51375	1.51375							
8.5yr																																			
9.0yr																																			
9.5yr																																			
10.0yr																							1.47			1.91375						1.5775			1.26125

* The colored portions represent refinancing conducted in the 24th period.

* The shaded portions represent repayments/redemptions made.

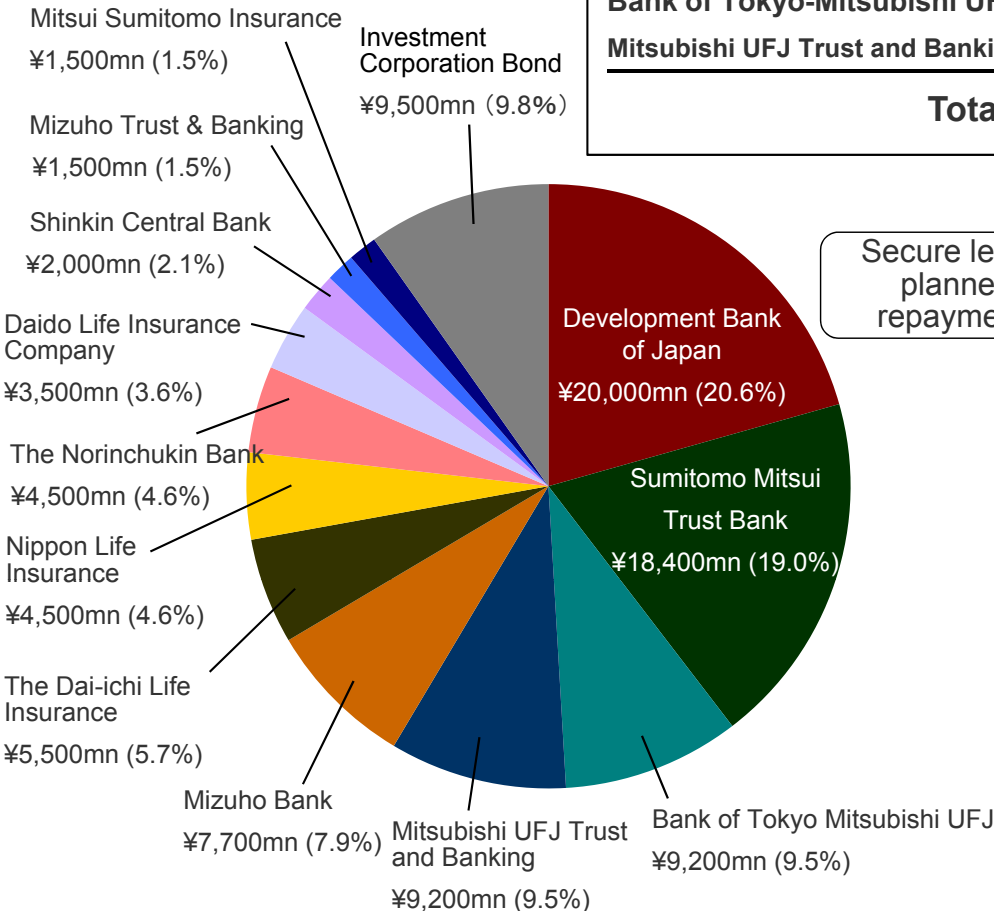
* The text in red represents the issue interest rate of investment corporation bonds. Adding issuance expenses, all-in costs will be an additional 0.1% or so each in terms of interest rate.

Result of Strategic Debt Management (iii)

* Aim to diversify sources of funds, but curb dependence on investment corporation bonds by taking refinance risk into consideration.

Commitment Line	
Development Bank of Japan	¥8.0 bn
Sumitomo Mitsui Trust Bank	¥2.0 bn
Sumitomo Mitsui Trust Bank	¥3.2 bn
Mizuho Bank	¥1.6 bn
Bank of Tokyo-Mitsubishi UFJ	¥1.6 bn
Mitsubishi UFJ Trust and Banking	¥1.6 bn
Total: ¥18.0 bn	

Secure level to cover planned annual repayment amount



At the end of 24th Period

Category	Lender	Amount (¥ million)	Interest Rate (%)	Debt Origination Date	Maturity		Note
					Due Date	Period	
Long term	Development Bank of Japan	5,000	1.95000	1/25/2006	1/25/2018	29th	Unsecured Unguaranteed
	Daido Life Insurance Company	3,000	1.76625	3/10/2008	3/10/2016	26th	
	Sumitomo Mitsui Trust Bank	5,000	1.63250	12/27/2010	12/27/2016	27th	
	Sumitomo Mitsui Trust Bank	2,000	1.47625	5/18/2011	5/18/2017	28th	
	Sumitomo Mitsui Trust Bank	2,000	1.47625	5/25/2011	5/25/2017		
	Mizuho Bank	2,000	1.45375	6/27/2011	6/27/2017	27th	
	Nippon Life Insurance	2,000	1.36875	7/29/2011	1/31/2017		
	Nippon Life Insurance	2,000	1.49563		1/31/2018	29th	
	Bank of Tokyo-Mitsubishi UFJ	5,000	1.41375	9/26/2011	3/26/2018	30th	
	Mizuho Bank	1,700	1.03500		11/11/2015	25th	
	Mizuho Bank	1,700	1.48875	11/11/2011	11/11/2018	31st	
	Bank of Tokyo-Mitsubishi UFJ	2,000	1.37250	5/25/2012	5/25/2019	32nd	
	Development Bank of Japan	4,000	1.48000	6/25/2012	6/25/2020	34th	
	Sumitomo Mitsui Trust Bank	400	1.32375	6/29/2012	6/29/2019	32nd	
	Mitsubishi UFJ Trust and Banking	400	1.32375				
	The Norinchukin Bank	1,000	0.93500	7/25/2012	7/25/2017	28th	
	Bank of Tokyo-Mitsubishi UFJ	1,400	1.32250	8/29/2012	8/29/2019	33rd	
	Mitsubishi UFJ Trust and Banking	2,000	1.24625	11/19/2012	11/19/2019		
	Daido Life Insurance Company	500	0.68125	12/25/2012	12/25/2015	25th	
	Mizuho Bank	500	1.23375		12/25/2019	33rd	
	Mitsubishi UFJ Trust and Banking	500	0.77500		6/25/2016	26th	
	Mitsubishi UFJ Trust and Banking	500	1.07500		6/25/2018	30th	
	Mitsubishi UFJ Trust and Banking	1,500	1.45125	6/25/2013	6/25/2020	34th	
	Sumitomo Mitsui Trust Bank	2,900	1.53375		12/25/2020	35th	
	The Norinchukin Bank	500	1.47250		6/27/2020	34th	
	Mitsui Sumitomo Insurance	500		6/27/2013			
	Development Bank of Japan	1,000	1.91375		6/27/2023	40th	
	Mizuho Trust & Banking	1,500					
	Dai-ichi Life Insurance	2,500	1.51375	7/31/2013	7/31/2021	36th	
	Dai-ichi Life Insurance	2,000	0.99125		7/31/2018	30th	
Nippon Life Insurance	500	1.51375		7/31/2021	36th		
Sumitomo Mitsui Trust Bank	2,500	1.21000	12/25/2013	12/25/2020	35th		
Mitsubishi UFJ Trust and Banking	2,000			6/25/2019	32nd		
Mitsubishi UFJ Trust and Banking	1,500	0.95625		1/27/2020	33rd		
Dai-ichi Life Insurance	1,000	1.04625	1/27/2014	1/27/2019	31st		
The Norinchukin Bank	3,000	0.85000		2/25/2014	42nd		
Development Bank of Japan	5,000	1.57750	2/25/2014	2/25/2024	42nd		
Mizuho Bank	1,000		6/25/2014	6/25/2021	36th		
Mitsui Sumitomo Insurance	1,000	1.05250					
Sumitomo Mitsui Trust Bank	1,600		10/22/2014	10/22/2021	37th		
Bank of Tokyo-Mitsubishi UFJ	800	0.96875					
Mizuho Bank	800						
Mitsubishi UFJ Trust and Banking	800						
Development Bank of Japan	5,000	1.26125	6/25/2015	6/25/2025	44th		
Shinkin Central Bank	2,000	0.99000	7/27/2015	7/27/2022	38th		
Sumitomo Mitsui Trust Bank	2,000						
Total Long-Term Borrowings		87,500	-	-	-	-	-
Total Borrowings		87,500	-	-	-	-	-
Bonds	#3 Investment Corporation Bond	3,000	1.47000	10/22/2012	10/21/2022	39th	Unsecured Unguaranteed
	#4 Investment Corporation Bond	3,500	0.39900	2/14/2014	2/14/2019	32nd	
	#5 Investment Corporation Bond	3,000	0.68200	3/11/2014	3/11/2021	36th	
Total Corporate Bond		9,500	-	-	-	-	-
Total Interest-Bearing Debt		97,000	-	-	-	-	-

* Average Interest Rate: 1.38%

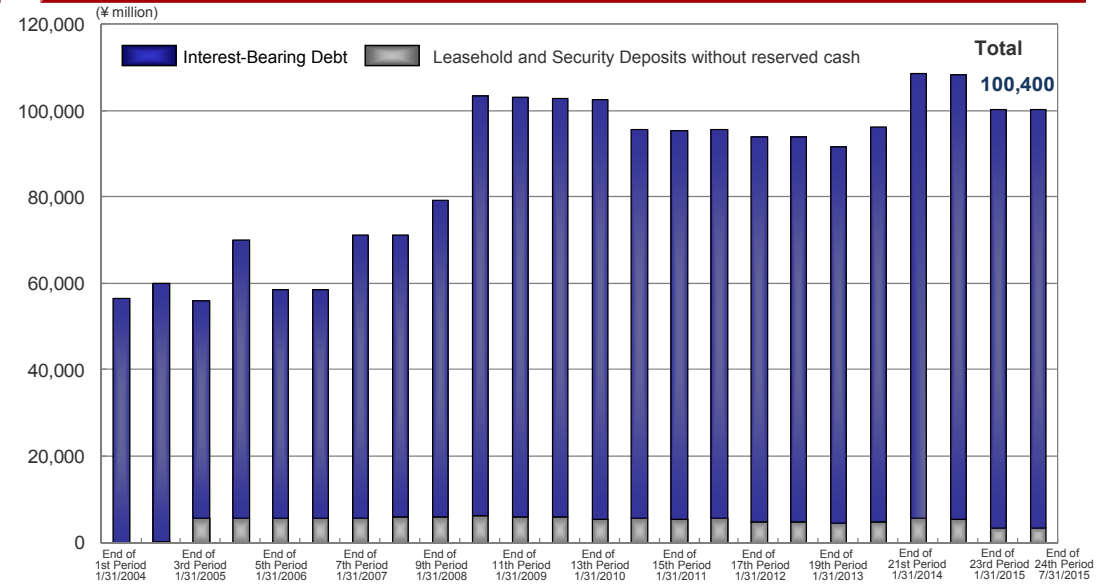
* Interest-Bearing Debt does not include Securities Deposits provided by tenants.

Result of Strategic Debt Management (iv)

Rating (As of End of 24th Period)

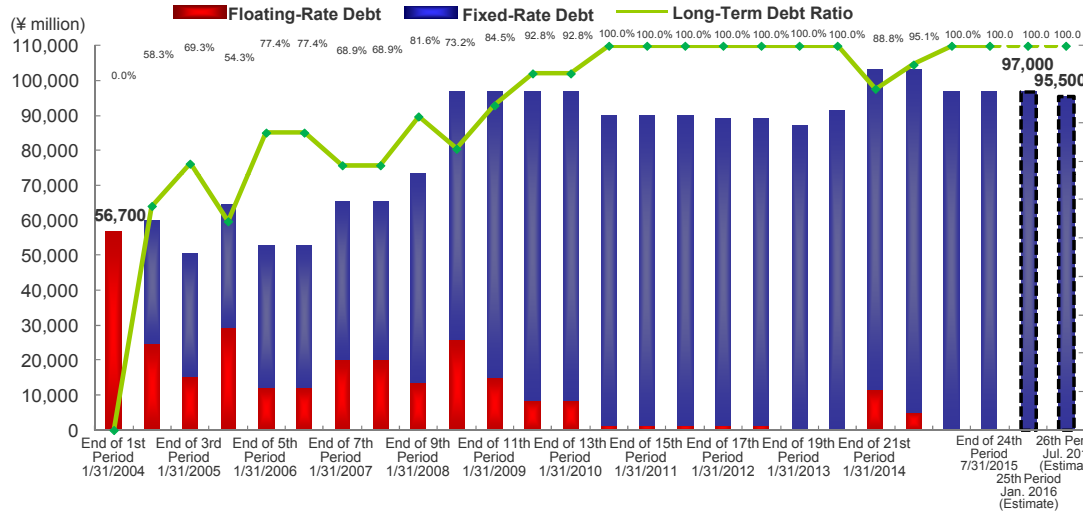
JCR	Long-term Issuer Rating: AA- (Outlook: Stable)
R&I	Issuer Rating: A+ (Rating Outlook: Stable)
S&P	Long-Term Corporate Credit Rating: A (Rating Outlook: Stable) Short-Term Corporate Credit Rating: A-1

Deemed Interest-Bearing Debt

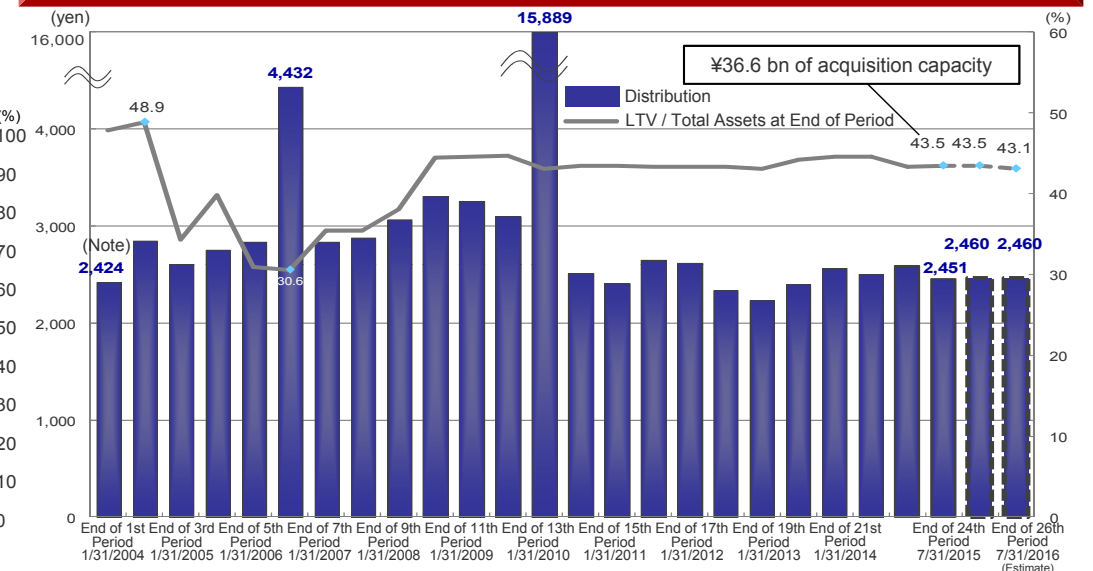


Long-Term Fixed-Rate Debt Ratio

* Promoted conversion to long-term fixed-rate debt to maintain stability. Currently long-term fixed-rate debt ratio is 100%.



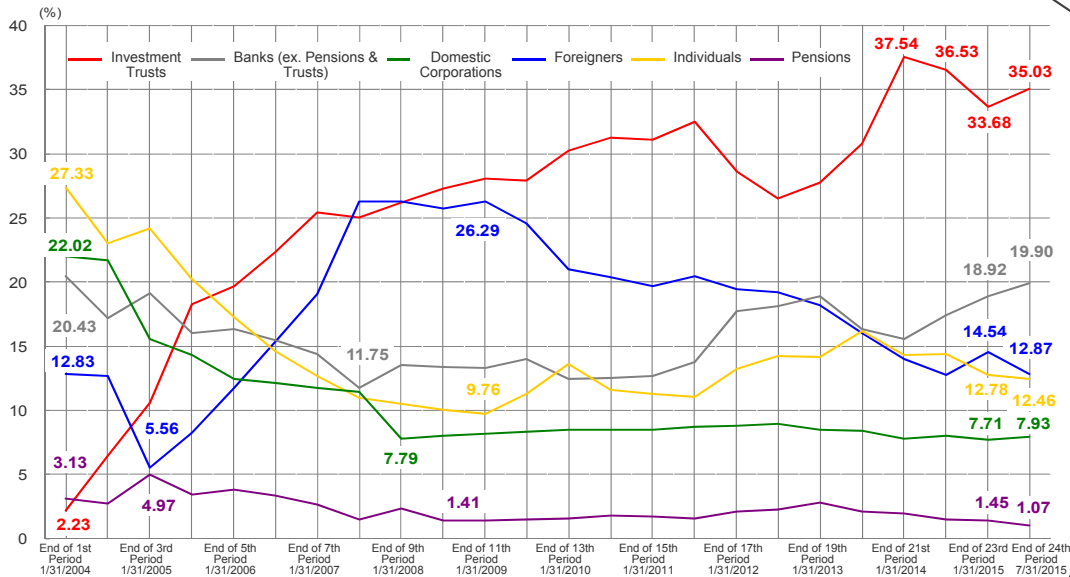
Distribution and LTV / Total Assets at End of Period



* LTV / Total Assets at End of Period = Balance of Period End Interest-Bearing Debt / Period End Total Assets
 (Note) Official distribution in the 1st period was ¥1,897 based on the actual operating period of 144 days, but the recalculated distribution of ¥2,424 based on 184 operating days is used in the above graph for the sake of comparison with figures from the 2nd period and thereafter.

Composition of Unitholders

Changes in Unitholder Composition (Main Segments)

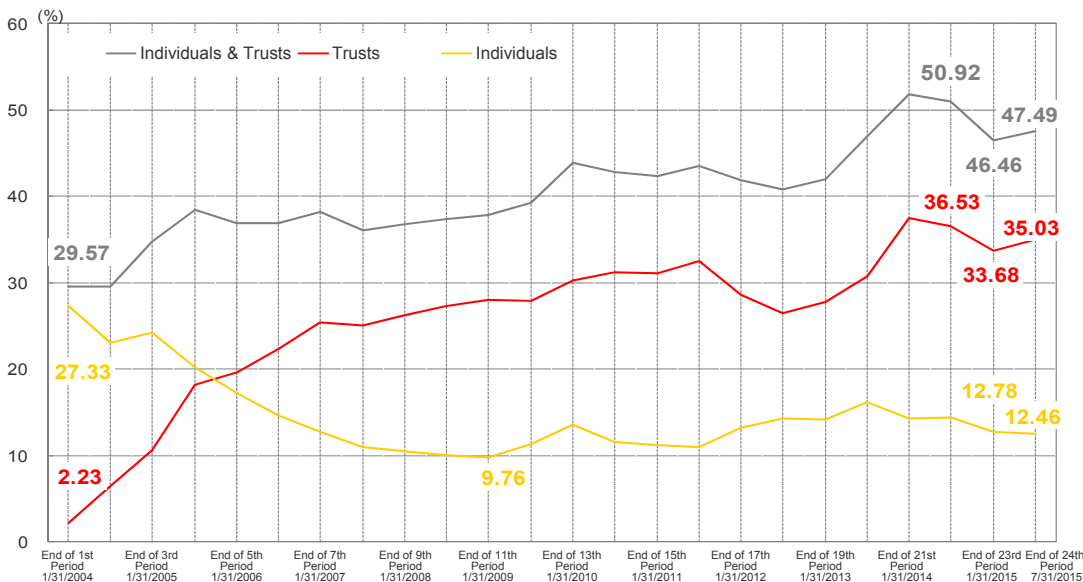


* Investment trusts hold the largest share among unitholders.

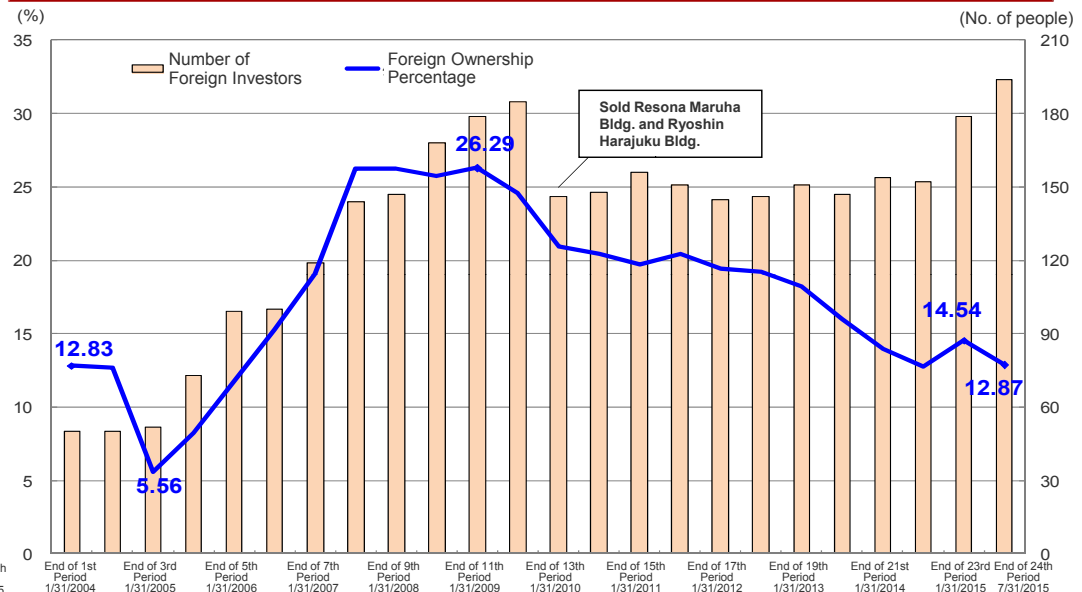
* Individual ownership percentage (Individuals and Trusts) is at the level closing on 50% of the total.

* Although foreigners accounting for decreased percentage of investments, the number of foreign investors has increased.

Individual Ownership Percentage



Foreign Ownership Percentage / Number of Foreign Investors



List of Major Unitholders

1st Period (Ended Jan. 31, 2004) (Note)

Unitholders		No. of Units Held	Share (%)
1	Tokyu Corporation	29,400	6.00
2	Kawasaki Gakuen School Corporation	25,000	5.10
3	Tokyu Land Corporation	19,600	4.00
4	Japan Trustee Services Bank	15,420	3.14
5	Shinwa Bank	13,970	2.85
6	Aozora Bank	13,830	2.82
7	Hiroshima Bank	10,320	2.10
8	Resona Bank	10,215	2.08
9	Morgan Stanley	10,080	2.05
10	Bank of Ikeda	9,585	1.95
11	The Gibraltar Life Insurance Company	7,670	1.56
12	The Chase Manhattan Bank London	7,300	1.48
13	AIG Star Life Insurance Co., Ltd.	6,970	1.42
14	Trust & Custody Services Bank, Ltd.	6,005	1.22
15	The Chase Manhattan Bank London (SL Omnibus Acct.)	5,450	1.11
16	North Pacific Bank	5,000	1.02
16	Bank of Bermuda	5,000	1.02
18	The Hachijuni Bank, Ltd.	4,800	0.97
19	American Life Insurance Company	4,795	0.97
20	Pictet & Cie	4,735	0.96
Total Units Held by Top 20 Unitholders		215,145	43.90
Outstanding Units		490,000	100.00

23rd Period (Ended Jan. 31, 2015)

Unitholders		No. of Units Held	Share (%)
1	Japan Trustee Services Bank	273,320	27.95
2	The Master Trust Bank of Japan, Ltd.	58,612	5.99
3	Trust & Custody Services Bank, Ltd.	55,935	5.72
4	Tokyu Corporation	49,000	5.01
5	The Nomura Trust and Banking Co., Ltd.	34,799	3.55
6	MetLife Insurance K.K.	19,510	1.99
7	Asahi Fire and Marine Insurance	15,000	1.53
8	UNION BANCAIRE PRIVEE (EUROPE) SA, AIFMD CLIENTS	14,129	1.44
9	BNP PARIBAS SECURITIES SERVICES SYDNEY/JASDEC/AUSTRALIAN RESIDENTS	12,688	1.29
10	The Bank of Kyoto, Ltd.	10,975	1.12
11	Trust & Custody Services Bank, Ltd.	10,750	1.09
12	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT	9,431	0.96
13	Mitsubishi UFJ Trust and Banking Corporation	9,196	0.94
14	The Hachijuni Bank, Ltd.	7,520	0.76
15	Nomura Securities Co., Ltd. (Proprietary Account)	7,275	0.74
16	The Gibraltar Life Insurance Company	7,228	0.73
17	STATE STREET BANK WEST CLIENT-TREATY	7,107	0.72
18	The Hokkoku Bank, Ltd.	6,878	0.70
19	The Chiba Bank, Ltd.	5,760	0.58
20	JP MORGAN CHASE BANK 380634	5,262	0.53
Total Units Held by Top 20 Unitholders		620,375	63.45
Outstanding Units		977,600	100.00

24th Period (Ended Jul. 31, 2015)

Unitholders		No. of Units Held	Share (%)
1	Japan Trustee Services Bank	283,522	29.00
2	The Master Trust Bank of Japan, Ltd.	66,612	6.81
3	Trust & Custody Services Bank, Ltd.	54,998	5.62
4	Tokyu Corporation	49,000	5.01
5	The Nomura Trust and Banking Co., Ltd.	30,320	3.10
6	MetLife Insurance K.K.	17,286	1.76
7	Asahi Fire and Marine Insurance	15,000	1.53
8	BNP PARIBAS SECURITIES SERVICES SYDNEY/JASDEC/AUSTRALIAN RESIDENTS	13,242	1.35
9	Trust & Custody Services Bank, Ltd.	10,750	1.09
10	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	9,774	0.99
11	Mitsubishi UFJ Trust and Banking Corporation	9,196	0.94
12	The Hokkoku Bank, Ltd.	9,178	0.93
13	The Bank of Kyoto, Ltd.	9,175	0.93
14	STATE STREET BANK WEST CLIENT-TREATY 505234	8,642	0.88
15	STATE STREET BANK AND TRUST COMPANY 505223	8,577	0.87
16	Nomura Securities Co., Ltd. (Proprietary Account)	8,500	0.86
17	The Hachijuni Bank, Ltd.	7,520	0.76
18	UNION BANCAIRE PRIVEE (EUROPE) SA, AIFMD CLIENTS	7,500	0.76
19	The Chiba Bank, Ltd.	7,228	0.73
19	The Gibraltar Life Insurance Company	7,228	0.73
Total Units Held by Top 20 Unitholders		633,248	64.77
Outstanding Units		977,600	100.00

(Note) Number of units held by respective unitholder at the end of the 1st period has been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014.

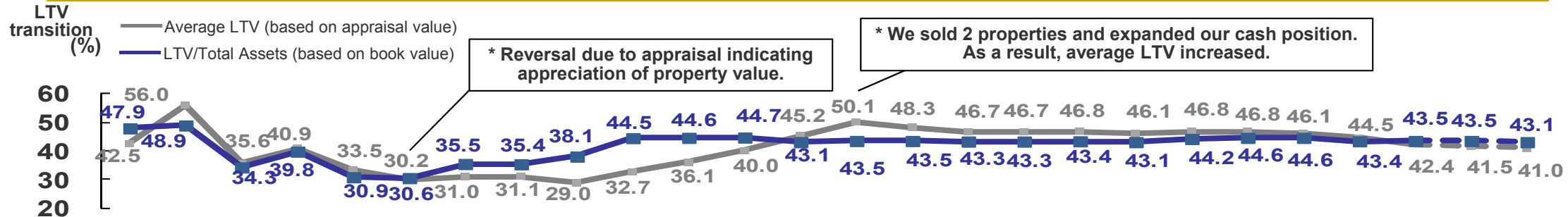


2. Appendix

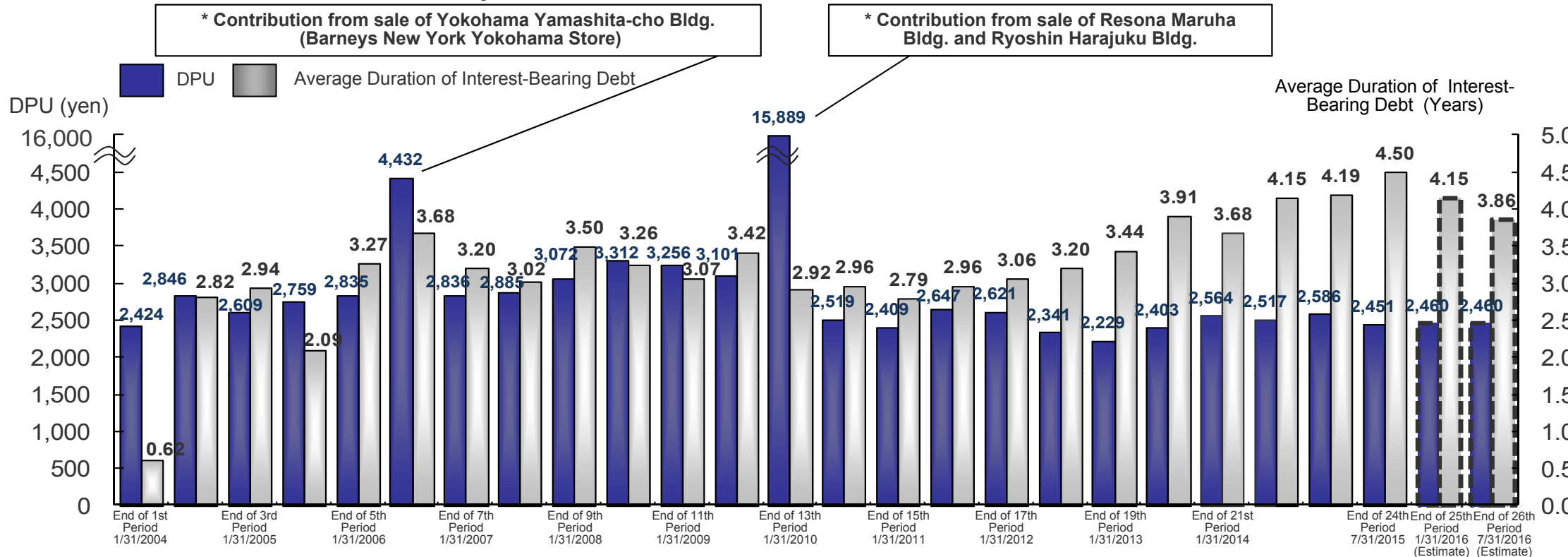
(5) Results and Performance

Changes in Distribution per Unit (DPU)

*** Have been securing DPU while considering financial soundness.**



* Average LTV = Average Balance of Interest-Bearing Debt / Weighted Average of Appraisal Value at End of Previous Period and Appraisal Value at Acquisition
 * LTV / Total Assets = Period End Interest-Bearing Debt / Period End Total Assets



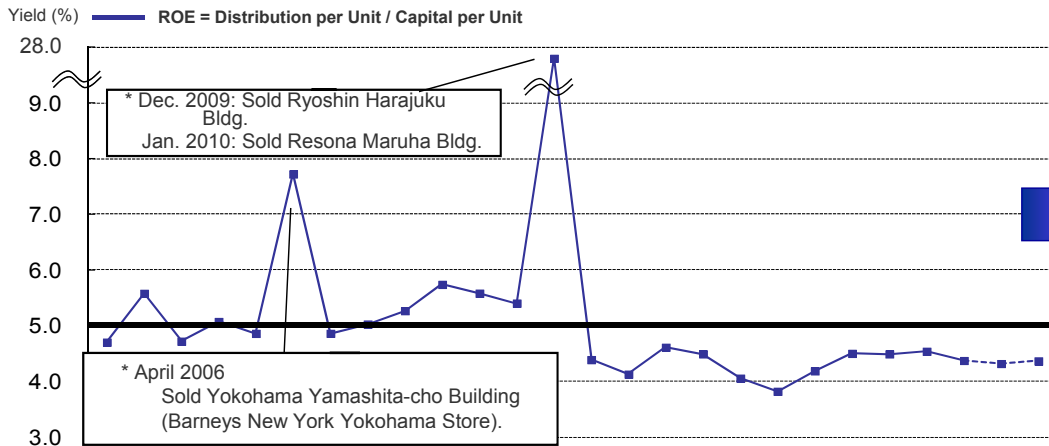
* Official distribution per unit in the 1st period was ¥1,897 (adjusted for five-for-one split) based on the actual operating period of 144 days, but the recalculated distribution per unit of ¥2,424 based on 184 operating days is used in the above graph for the sake of comparison with figures from the 2nd period and thereafter.
 * Distribution per unit stated in this document has been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

ROE (Capital Yield) and Adjusted ROE (Capital Yield after Deduction of Capital Gains/Losses)

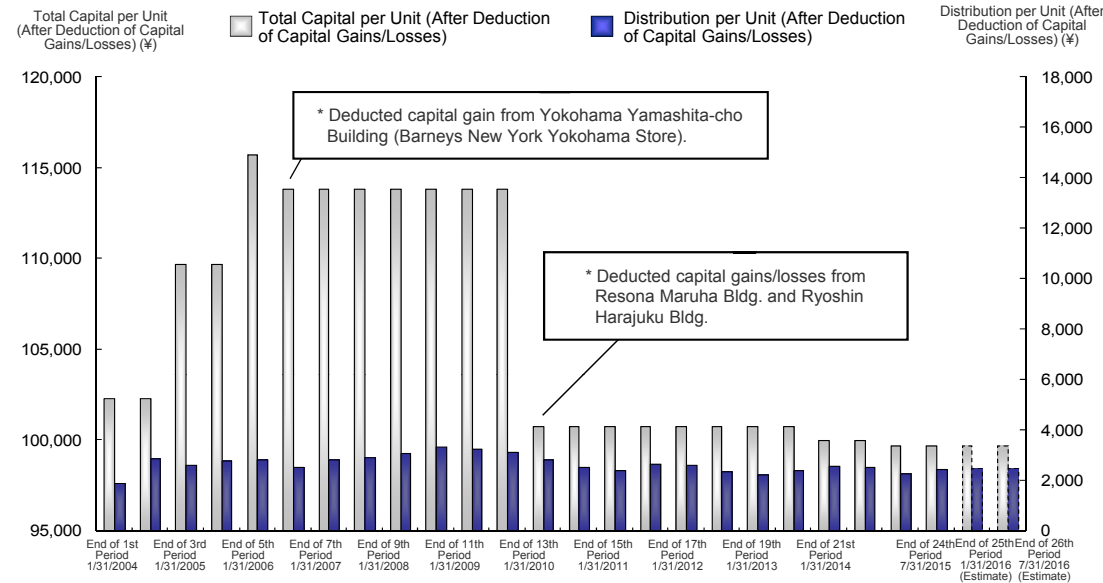
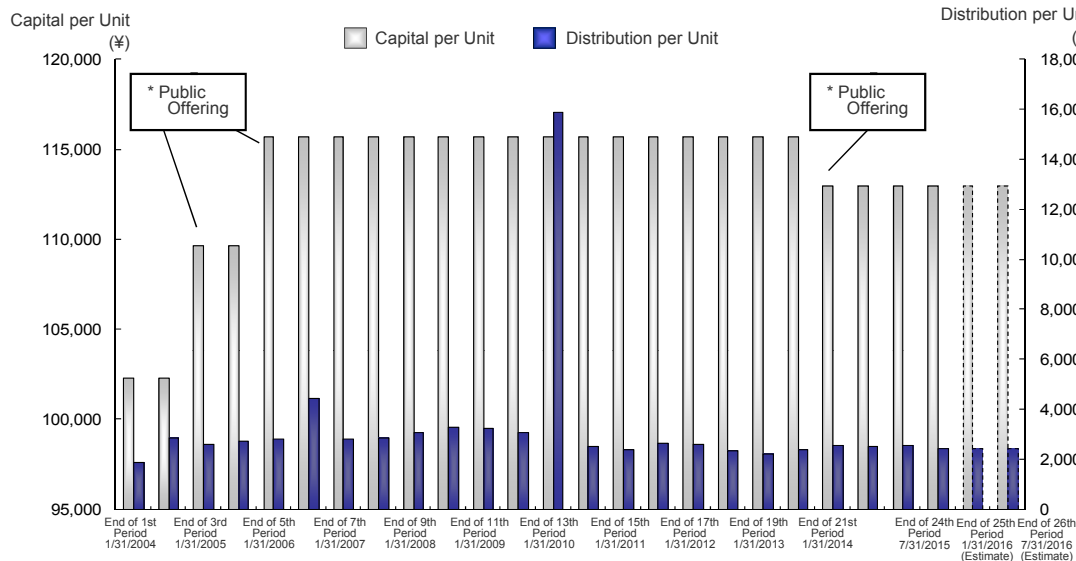
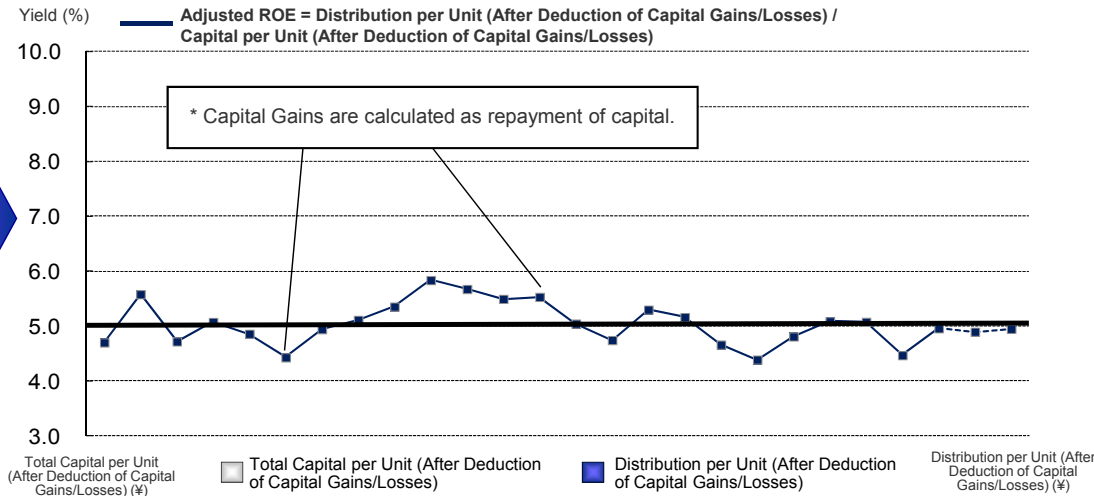
*** Adjusted ROE of the 24th period was 4.96%. Aim to secure adjusted ROE of 5% or more^(Note).**

(Note) REITs are considered to have less business risks as they differ from regular corporations. Thus, ROE target is also lower.

ROE (Capital Yield)



Adjusted ROE (Capital Yield After Deduction of Capital Gains/Losses)



$$\text{Adjusted Capital Yield (Adjusted ROE)} = \frac{\text{Distribution Amount After Deduction of Capital Gains/Losses}}{\text{Total Capital} - \text{Accumulated Distribution of Capital Gains/Losses}}$$

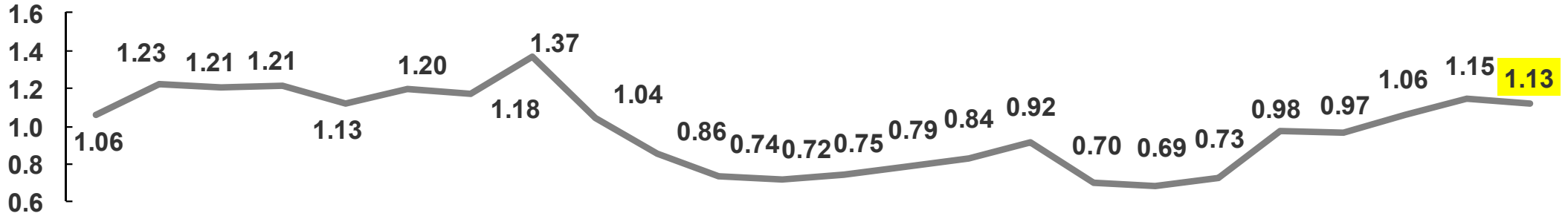
* Capital per unit, capital per unit (after deduction of capital gains/losses), distribution per unit and distribution per unit (after deduction of capital gains/losses) stated in this document have been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

* As for capital gains on transfer of Beacon Hill Plaza (Ito-Yokado Noukendai Store), distributions of amount equivalent to reserve for reduction entry aren't made. Thus, the amount is not deducted from the capital.

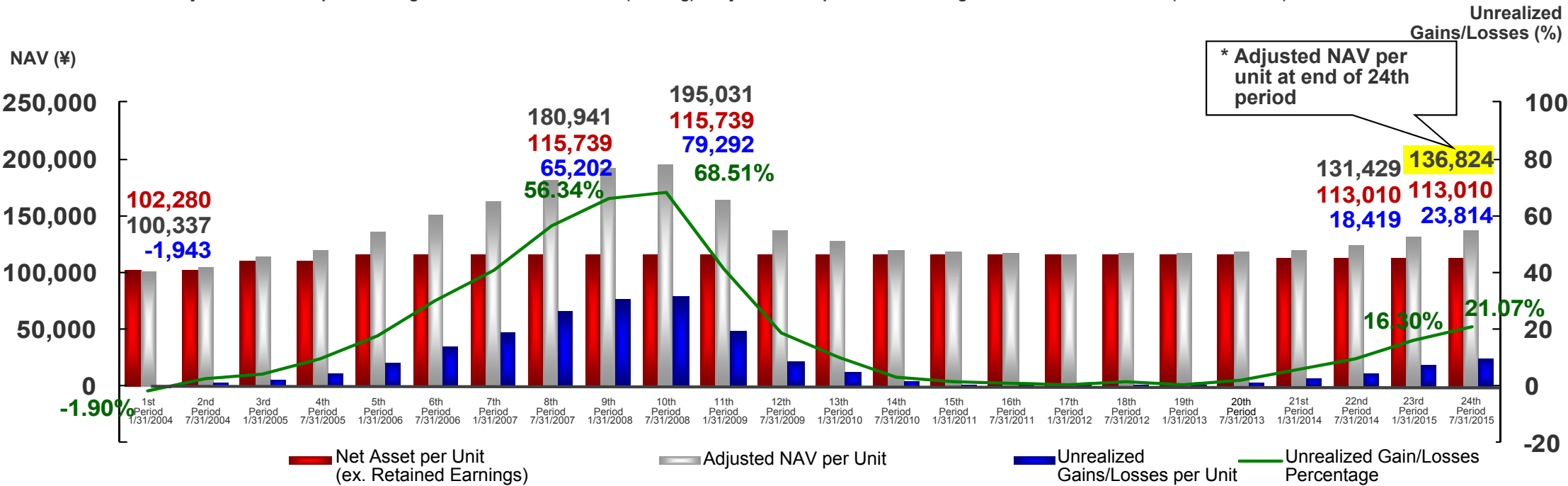
Changes in Asset Value (Adjusted NAV per Unit)

*** Adjusted NAV per unit reflecting unrealized gains/losses increased ¥5,395 to ¥136,824. Adjusted NAV multiple was 1.13x.**

Adjusted NAV Multiple



Adjusted NAV Multiple = Average Price of Investment Unit (Closing) / Adjusted NAV per Unit Reflecting Unrealized Gains/Losses (End of Period)



* Adjusted NAV per unit at end of 24th period

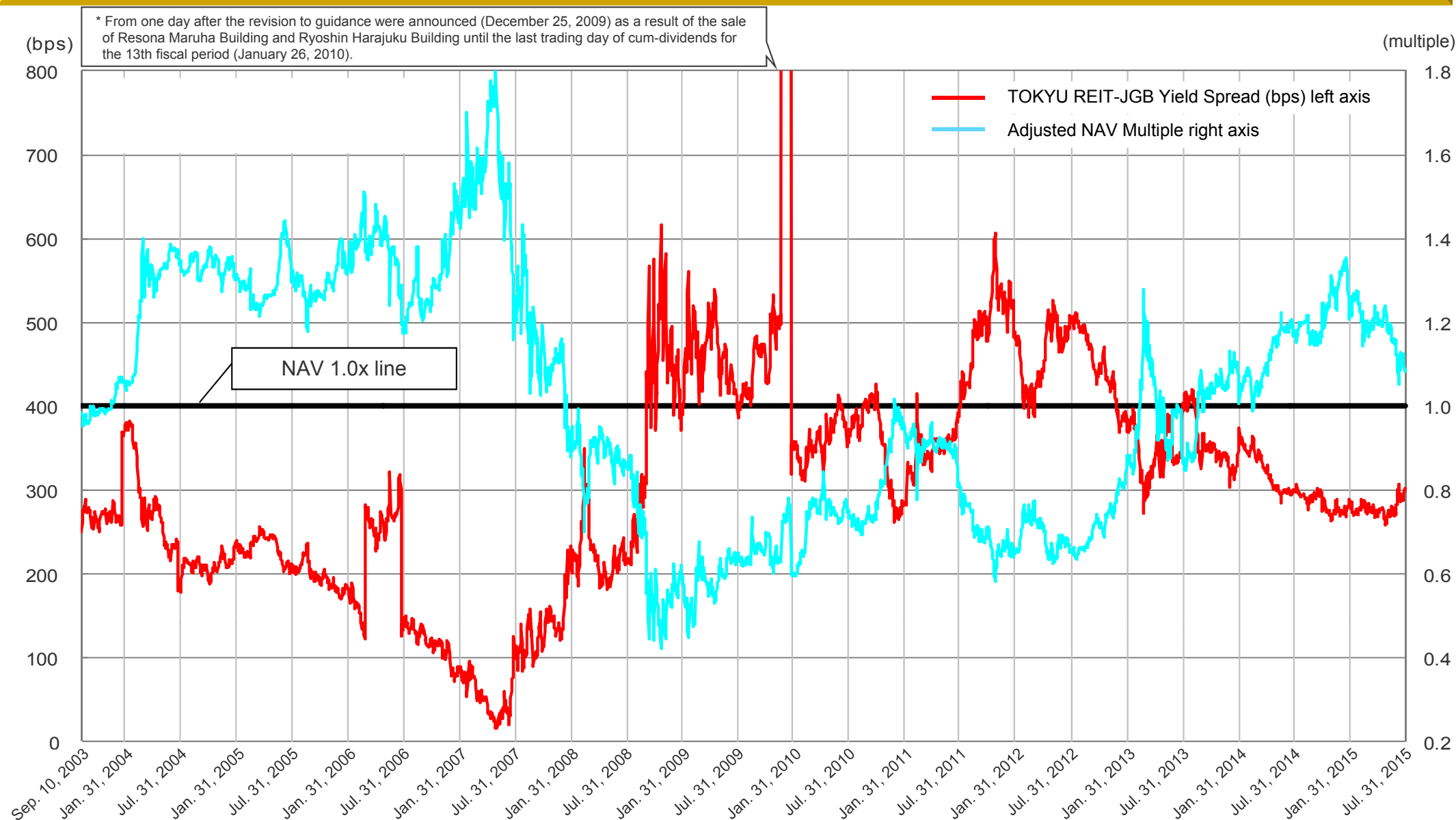
Average Investment Unit Price	¥128,619	¥145,216	¥180,487	¥248,307	¥167,180	¥99,354	¥94,172	¥106,931	¥80,332	¥115,068	¥131,777	¥153,975
	¥106,165	¥138,141	¥153,304	¥191,661	¥200,132	¥120,714	¥95,715	¥98,085	¥81,328	¥84,558	¥116,503	¥150,756

* Investment unit price, NAV per unit and adjusted NAV per unit reflecting unrealized gains/losses stated in this document have been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

*Comments by Tokyu REIM

TOKYU REIT-JGB Yield Spread and Adjusted NAV Multiple

*** Investing unit price / NAV multiple decreased to 1.1x range and JGB spread is around 300bps.**



* Adjusted NAV updated on the date of announcement of results for every period.

* TOKYU REIT-JGB yield spread computed by Tokyu REIM based on Bloomberg data.

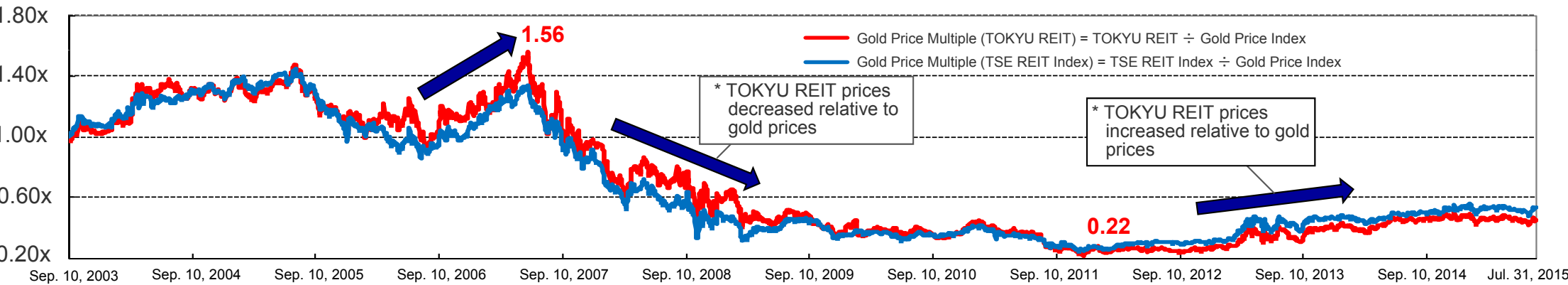
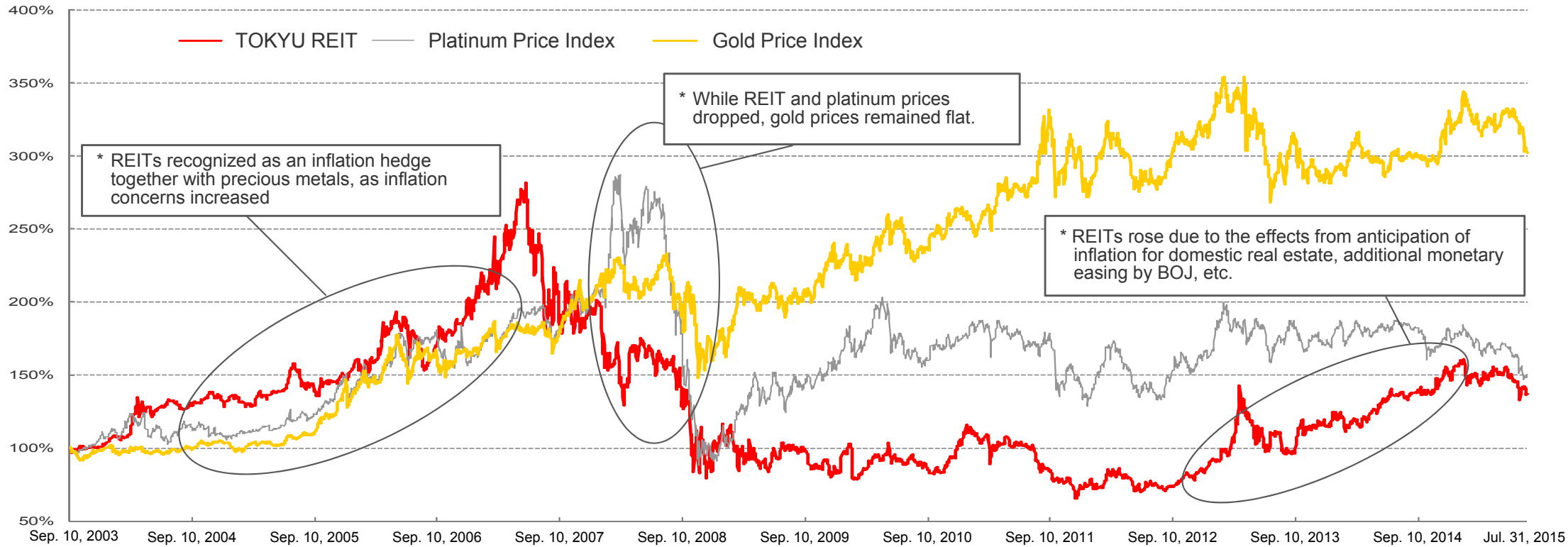
TOKYU REIT-JGB Yield Spread and Adjusted NAV Multiple



Comparison of Inflation Hedge Instruments and Unit Price (Comparison of TOKYU REIT (8957) and Precious Metals)

*** REITs can be considered as inflation hedge instruments generating dividend income.**

9/10/2003 = 100%



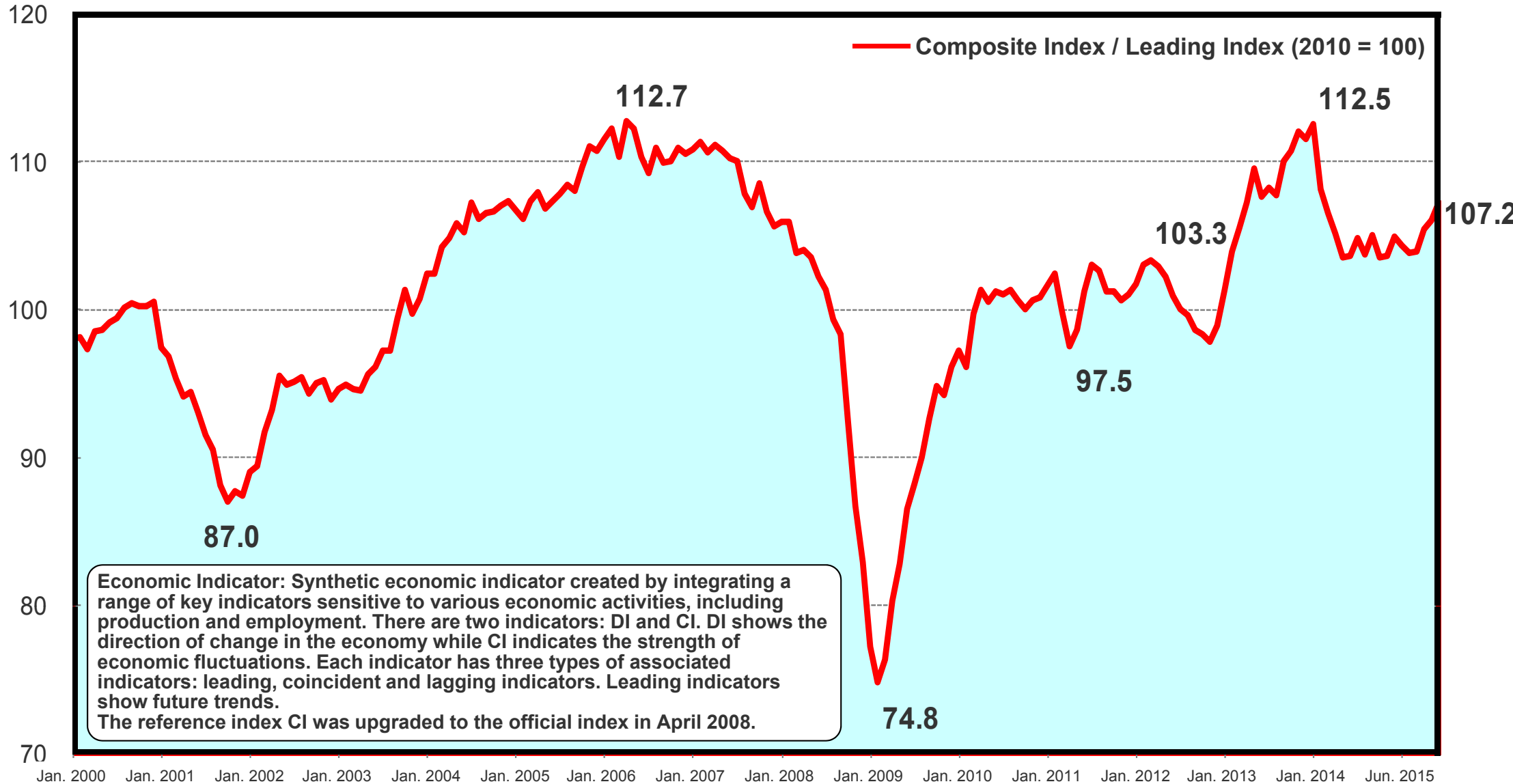


2. Appendix

(6) Market Review

Economic Trends in Japan (Composite Index / Leading Index)

*** Abenomics leading to economy rapidly recovering, but slowed due to consumption tax hike.**

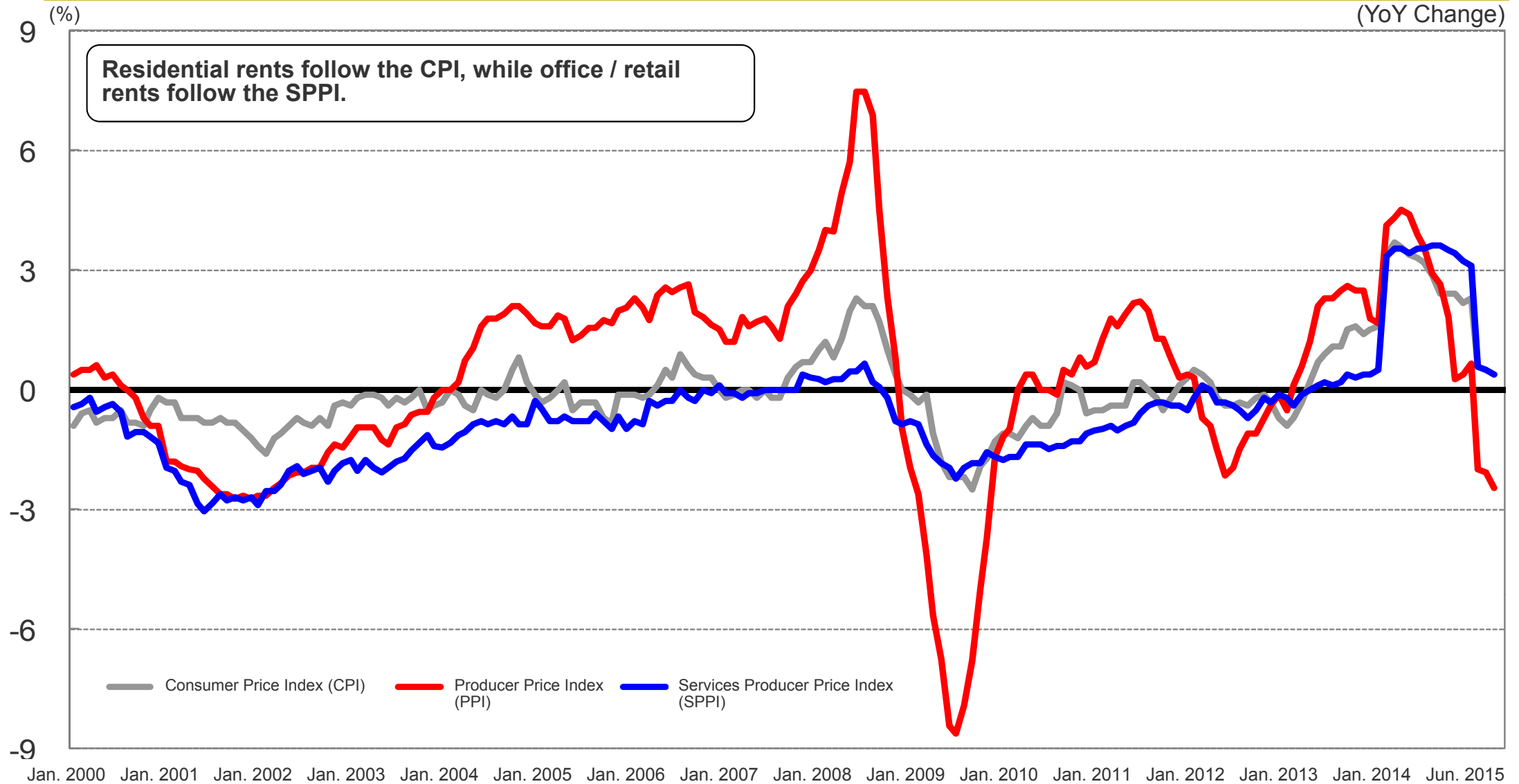


Source: Cabinet Office.

*Comments by Tokyu REIM

Price Index

* Price indices are on a downward trend due to temporary decline in sales after the last-minute demand before the consumption tax hike and drop in crude oil price and other factors.

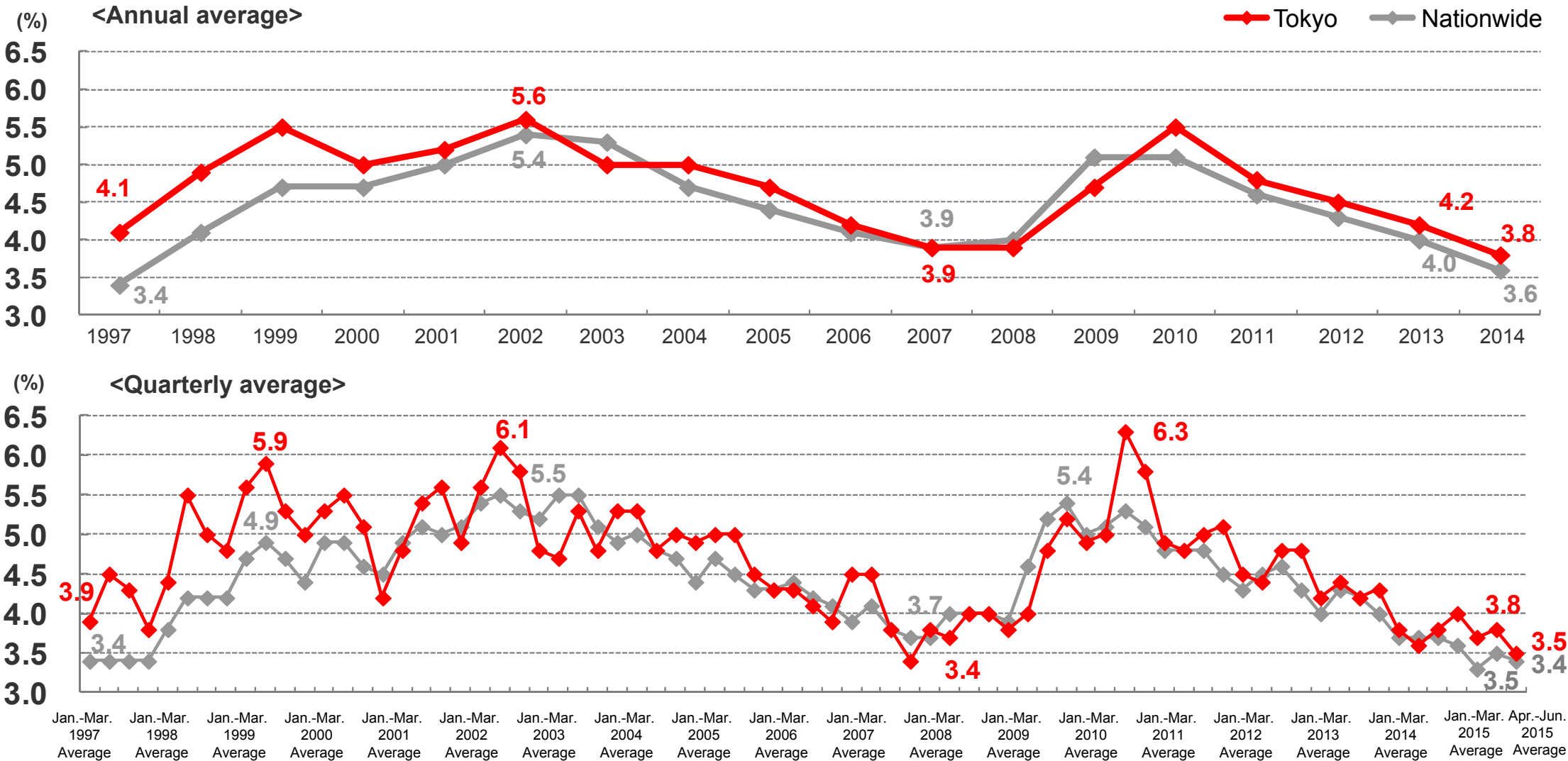


Source: Ministry of Internal Affairs and Communications, BOJ.

*Comments by Tokyu REIM

Unemployment Rate

*** Unemployment rate on steady downward trend.**



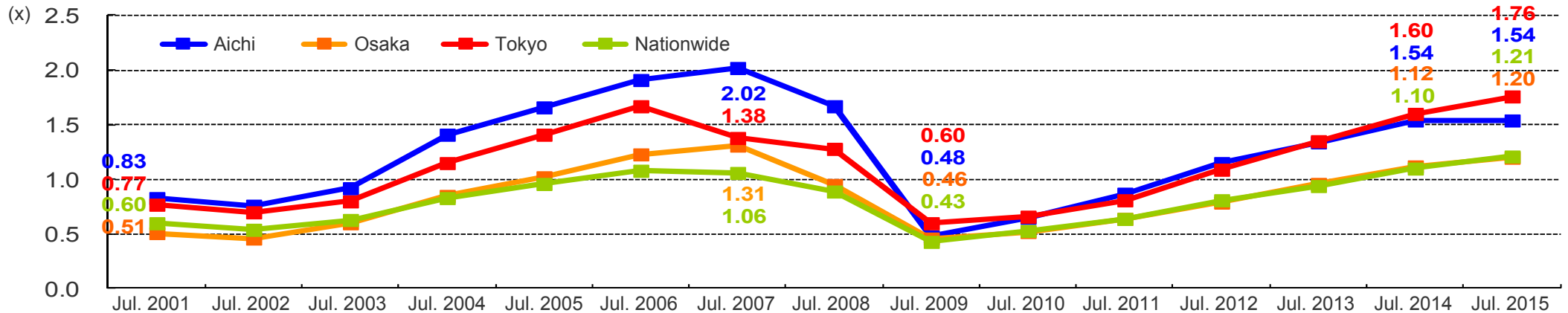
Source: "Labor Force Survey" by the Ministry of Internal Affairs and Communications.

*Comments by Tokyu REIM

Employment Trends in Japan (Job Openings)

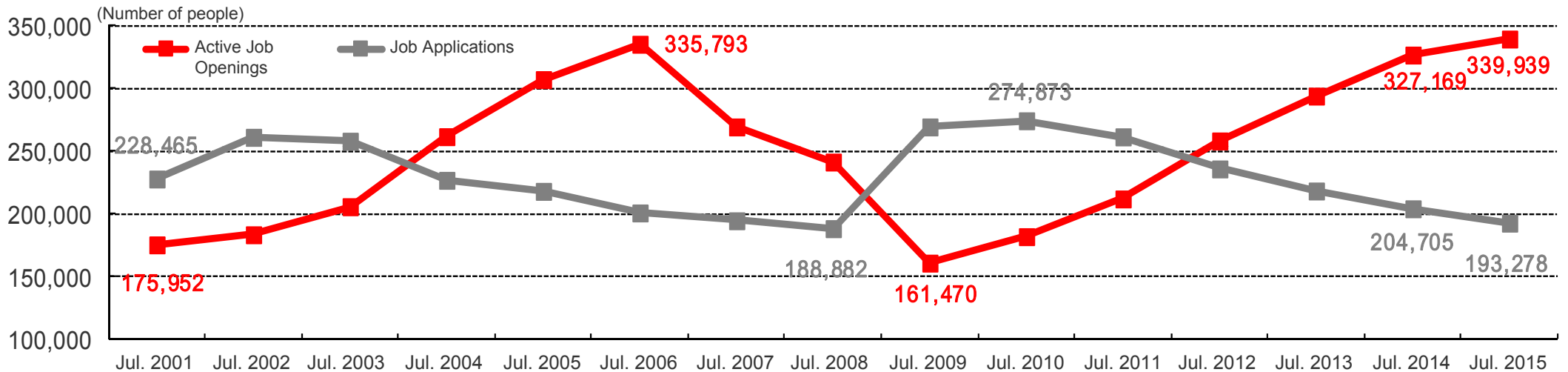
Job to Application Ratio (Seasonally Adjusted)

* Job to application ratio continued to be on increasing trend, with Tokyo's exceeding 2006 level, the previous peak.



Active Job Openings / Job Applications in Tokyo

* Number of job openings has been continuously increasing since 2010, reaching almost double. There are stronger sense of labor shortage. Population inflow into Tokyo might be accelerating.

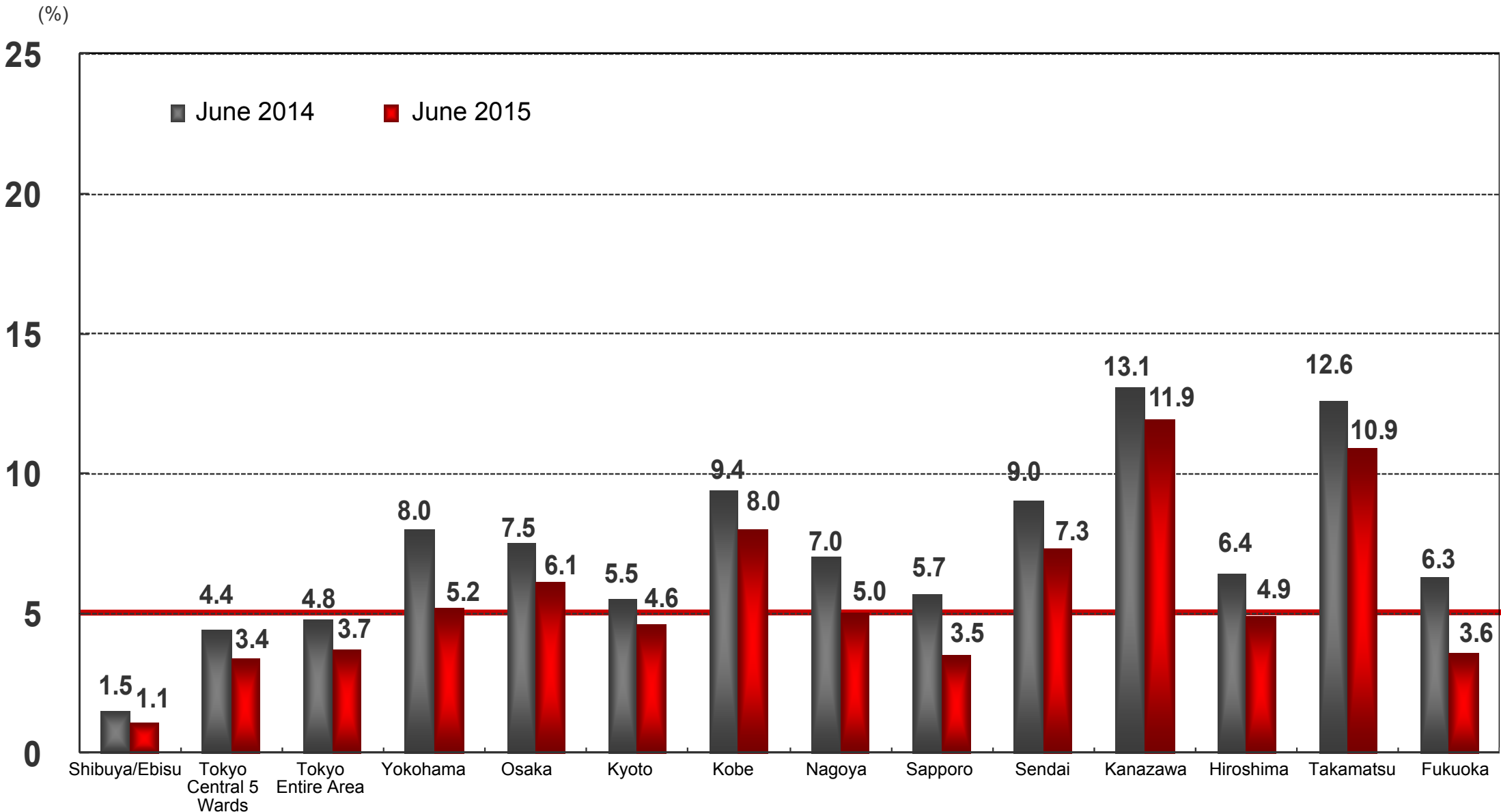


Source: "Employment Service" by the Ministry of Health, Labour and Welfare.

*Comments by Tokyu REIM

Office Leasing Market Overview (1): Vacancy Rate by Market (All Grades)

* Vacancy rate on improving trend nationwide, with Tokyo falling below 4% and Shibuya/Ebisu area hovering at 1% range.



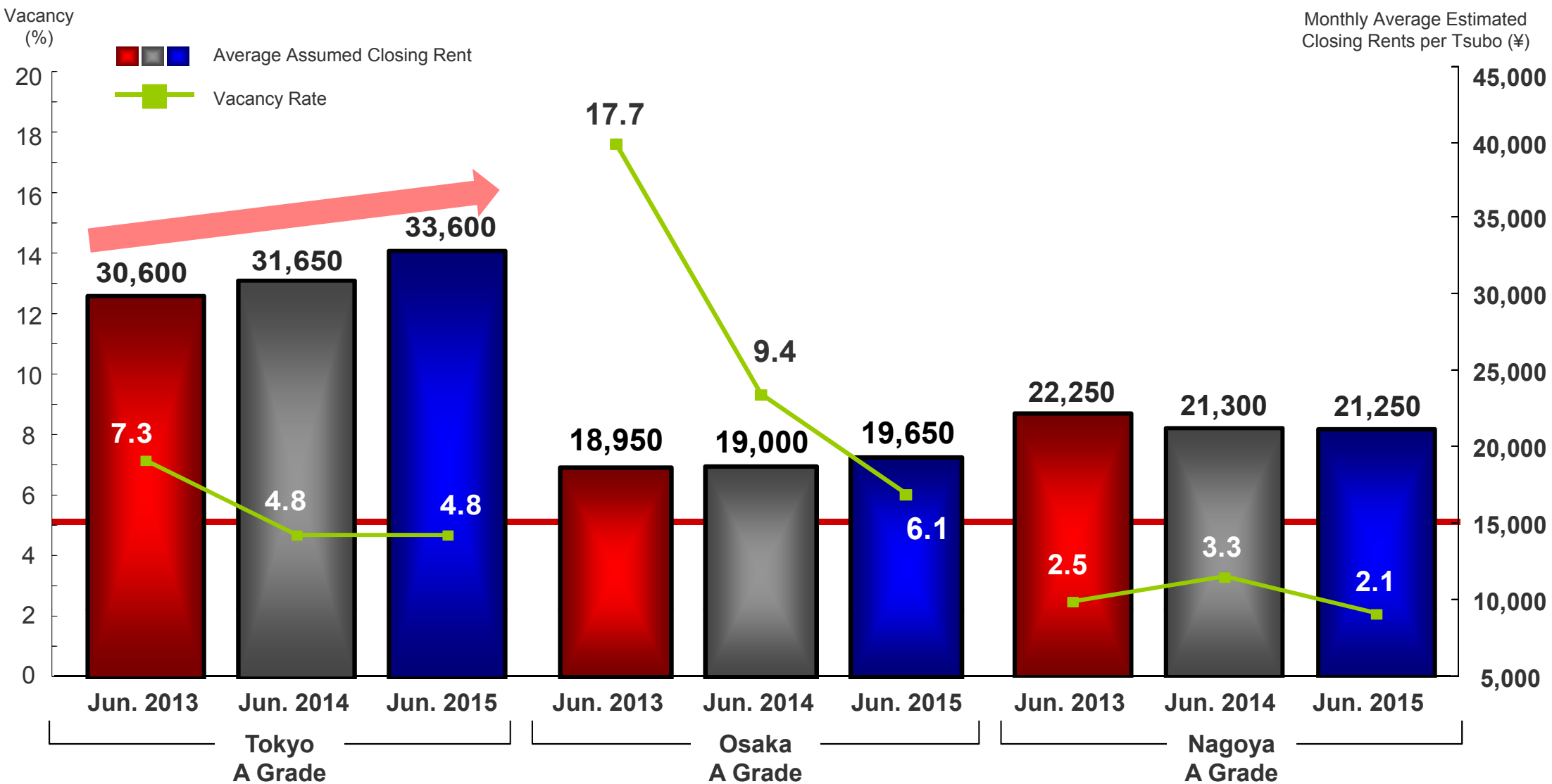
Source: CBRE K.K.

* Vacancy is a count of properties that are available for immediate occupancy at the time of the count.

*Comments by Tokyu REIM

Office Leasing Market Overview (2): Vacancy Rate and Average Assumed Closing Rent of Three Major Cities (A Grade Buildings)

* In Tokyo, closing rent of A grade buildings continued to increase.



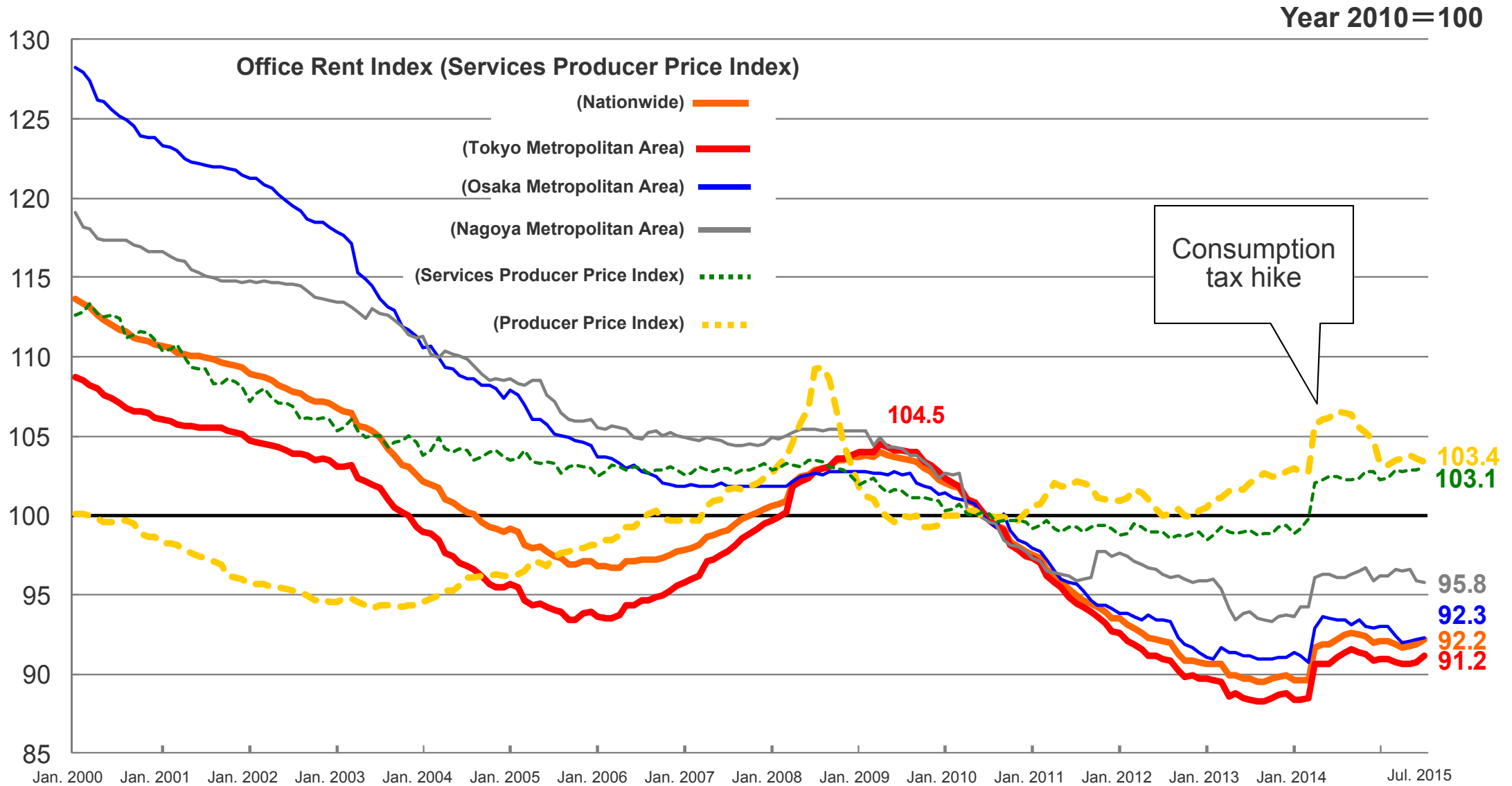
Source: CBRE K.K.

Prepared on September 11, 2015

*Comments by Tokyu REIM

Office Leasing Market Overview (3): Office Rent Index

*** Existing contract office rent remained flat after consumption tax hike.**



Source: Prepared by Tokyu REIM based on information from the BOJ website.

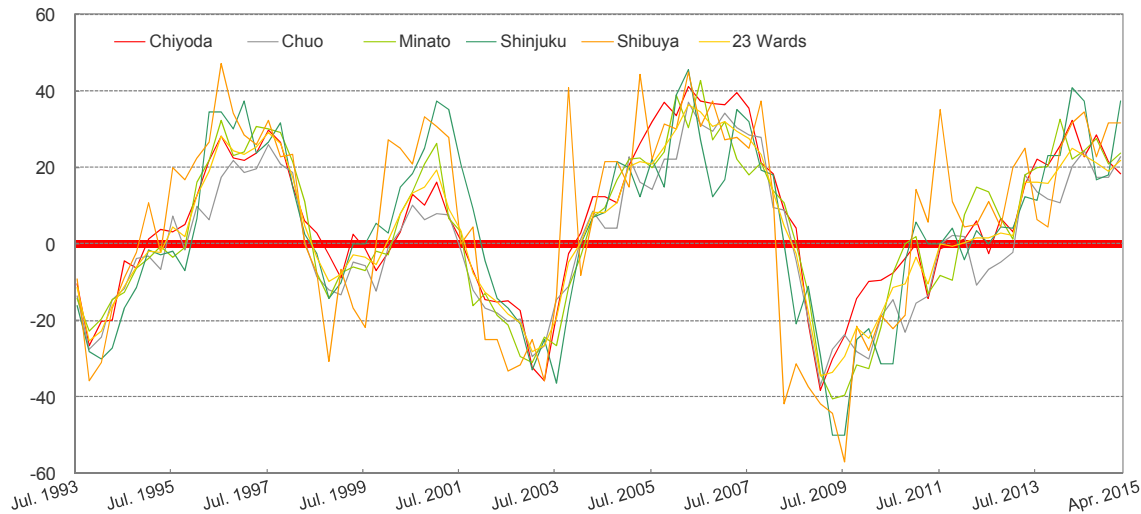
* The Office Rent Index is calculated based on closing rents of all the occupying tenants.

*Comments by Tokyu REIM

Office Leasing Market Overview (4): Business Sentiment

*** Business sentiment favorable for both vacancy rate and rent.**

Business Sentiment on Vacancy Levels in Tokyo (Now vs. 3 Months Later)



Rent Estimates (Rent Level at Survey Date = 100)

31st Survey (as of October 2014)

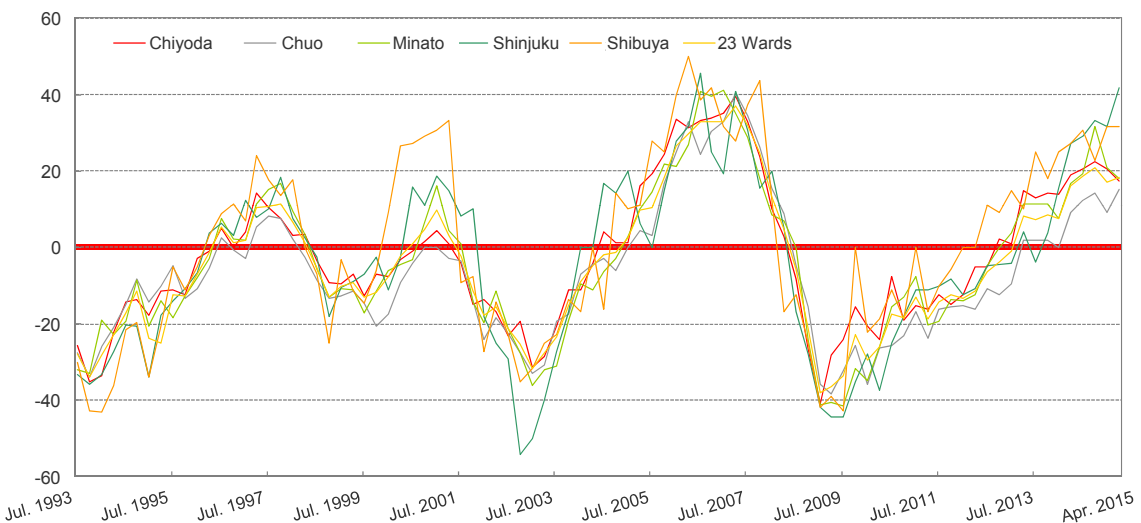
Area	Next Year	2 Years	5 Years	10 Years
Marunouchi, Otemachi area	102	104	105	105
Shibuya, Shibuya Station area	102	103	105	105
Nagoya, Nagoya Station area	100	100	100	100
Osaka, along Midousuji line	100	100	100	100

32nd Survey (as of April 2015)

Area	Next Year	2 Years	5 Years	10 Years
Marunouchi, Otemachi area	103	104	105	105
Shibuya, Shibuya Station area	102	103	105	105
Nagoya, Nagoya Station area	100	100	100	100
Osaka, along Midousuji line	100	100	101	100

Source: Japan Real Estate Institute.

Business Sentiment on Rent Levels in Tokyo (Now vs. 3 Months Later)



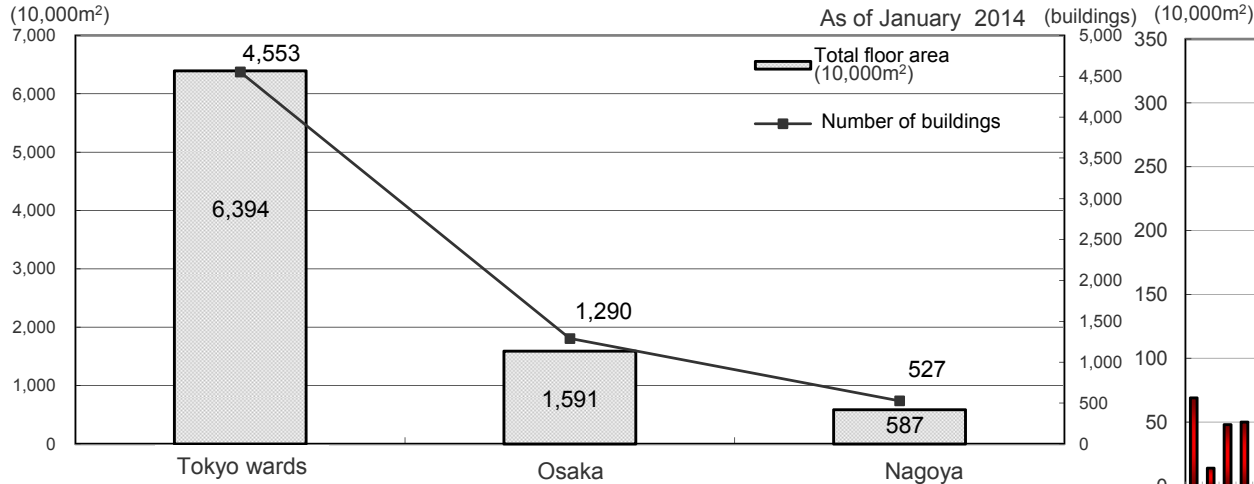
Prepared on September 11, 2015

*Comments by Tokyu REIM

Office Building Inventory Overview (1): Three Major Cities

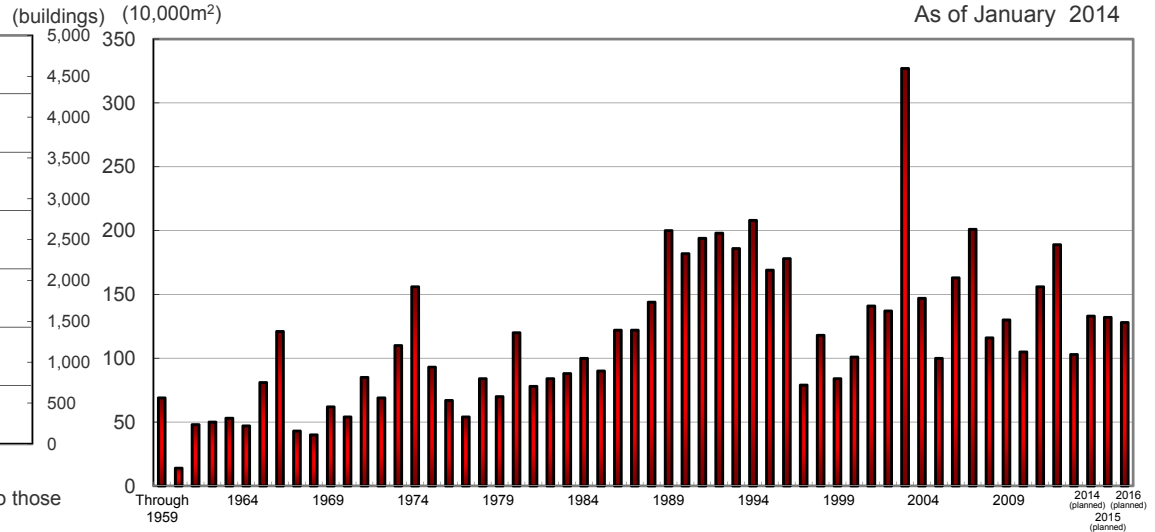
* New supply in Tokyo Wards in 2014 to 2016 was at the level of usual years.

Office Building Inventory in Three Major Cities

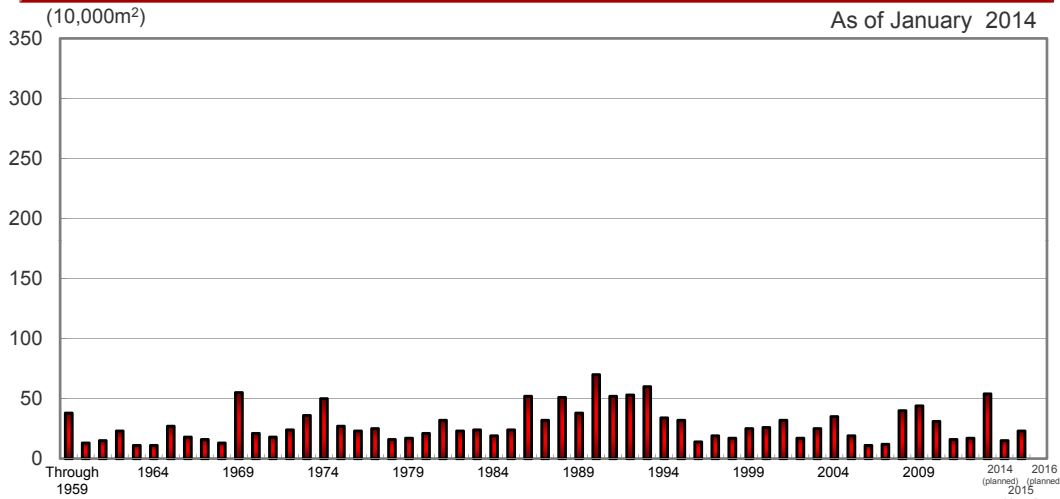


* Office buildings covered by the survey has been changed from those with 5,000m² or more of total floor area to those with 3,000m² or more of total floor area from this survey conducted in January 2014.

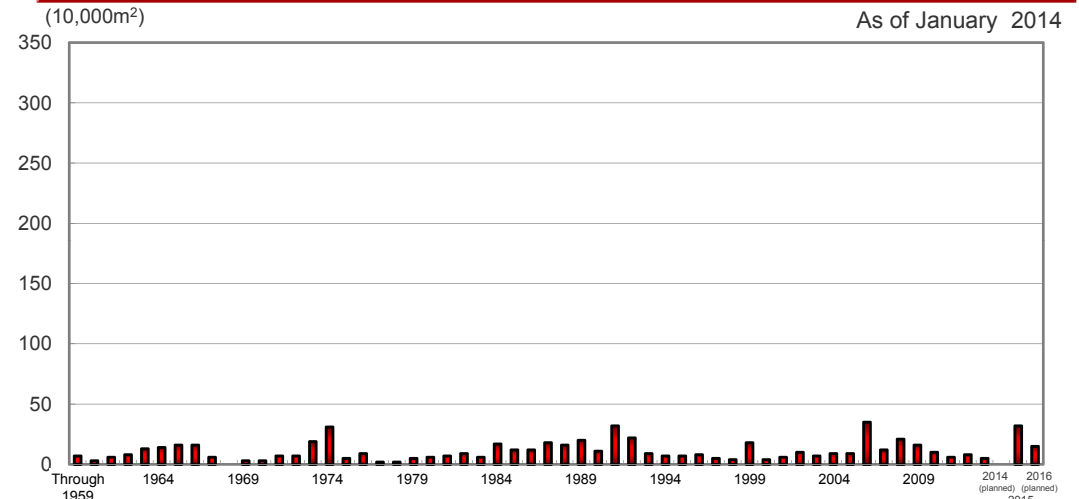
Office Building Inventory by Year Built (Tokyo Wards)



Office Building Inventory by Year Built (Osaka)



Office Building Inventory by Year Built (Nagoya)



* Tokyo Wards represents the Tokyo Central 5 Wards plus other wards (Bunkyo, Taito, Sumida, Koto, Shinagawa, Meguro, Ota, Toshima and Nakano wards).

* The survey covers office buildings with 3,000m² or more of total floor area.

* The graph indicates office buildings built in each year and still existing on the survey date. The total floor area does not necessarily correspond with the total office space actually found at that time in that particular year.

Source: Japan Real Estate Institute, The Annual Japanese Buildings Survey.

Prepared on September 11, 2015

*Comments by Tokyu REIM

Office Building Inventory Overview (2): Tokyo Wards

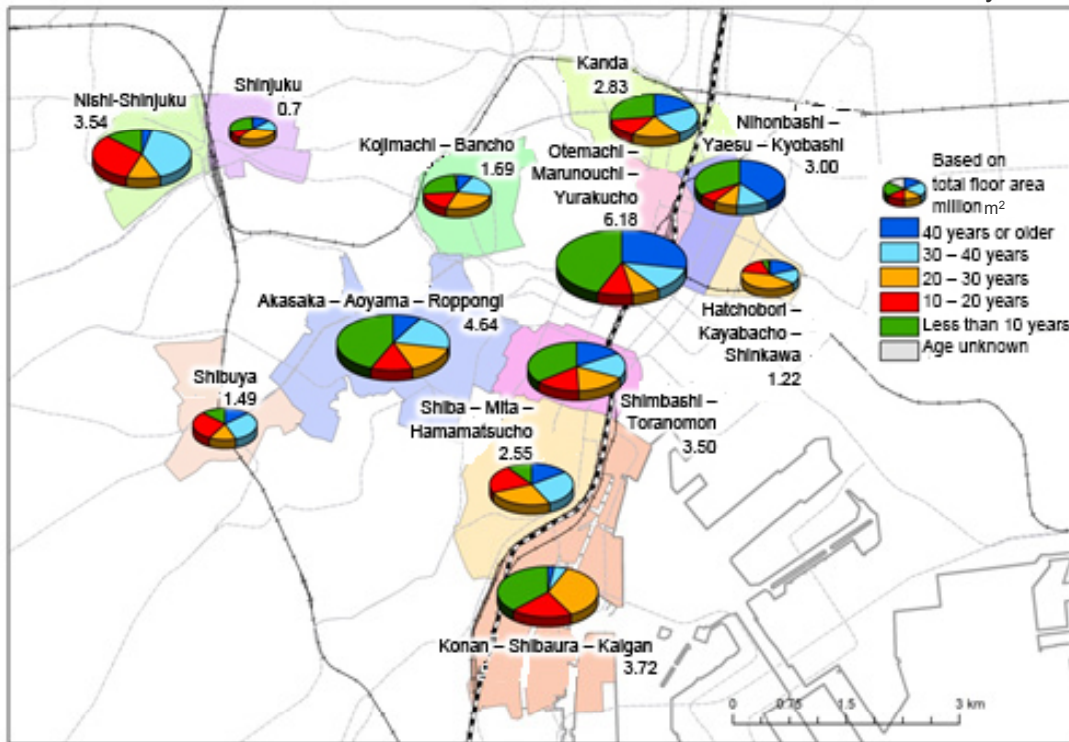
Office Building Inventory in Tokyo Wards (Statistics of Central Tokyo by Submarket)

* Approximately 30% of office buildings completed before the present earthquake resistance standards were established (1981).

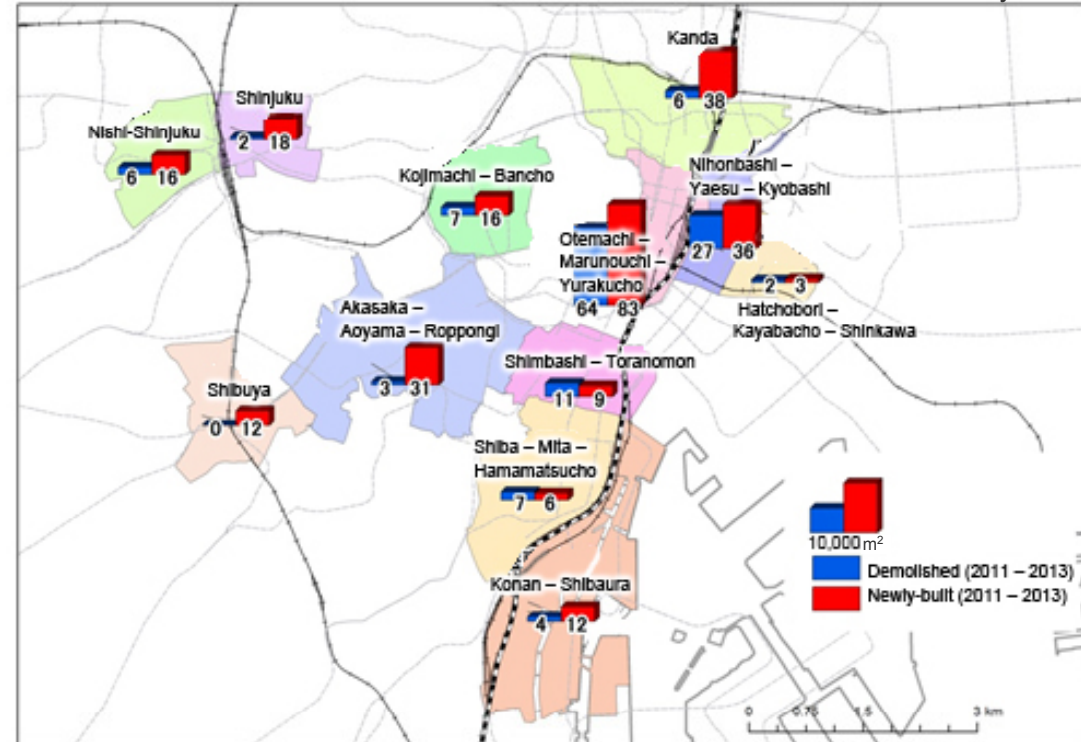
Newly-Built and Demolished Office Buildings in Tokyo Wards (2011 – 2013)

* Fairly large volume of demolished office buildings.

As of January 2015



As of January 2015



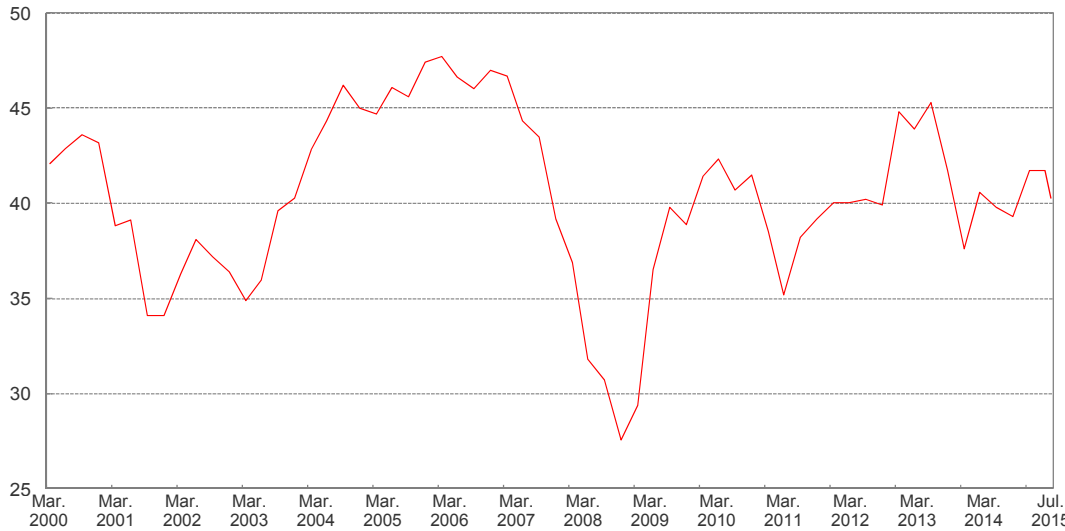
- * The so-called new earthquake resistance standards were enforced as a result of revisions to the Building Standards Act in 1981.
- * Tokyo Wards represents the Tokyo Central 5 Wards plus other wards (Bunkyo, Taito, Sumida, Koto, Shinagawa, Meguro, Ota, Toshima and Nakano wards).
- * The survey covers office buildings with 3,000m² or more of total floor area.

Source: Japan Real Estate Institute, The Annual Japanese Buildings Survey.

Retail Leasing Market Overview

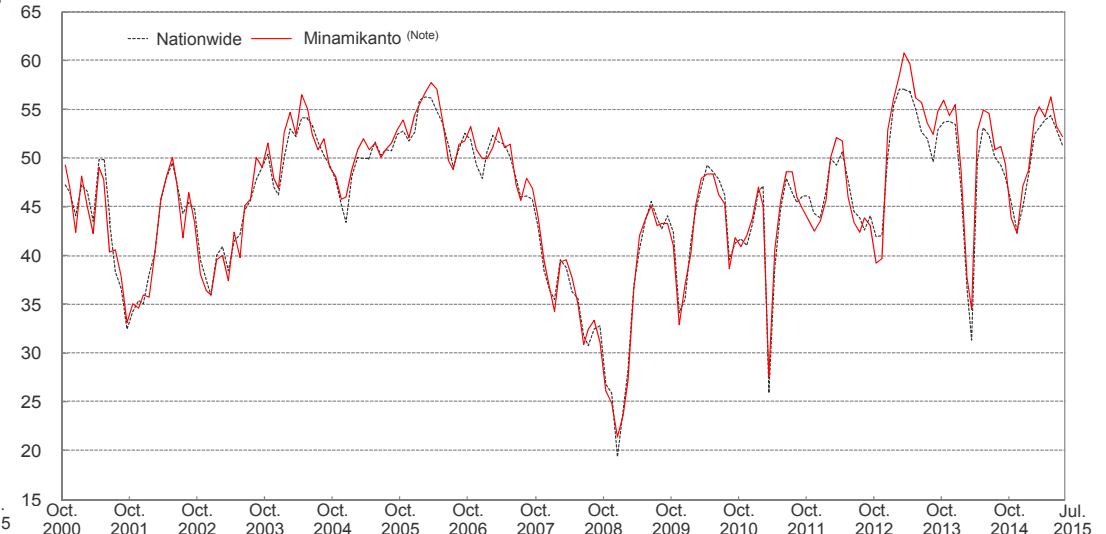
*** Consumer sentiment will turn to upward trend again after the impact of consumption tax hike subsides.**

**Consumer Confidence Index
(Nationwide General Households / Seasonally Adjusted)**



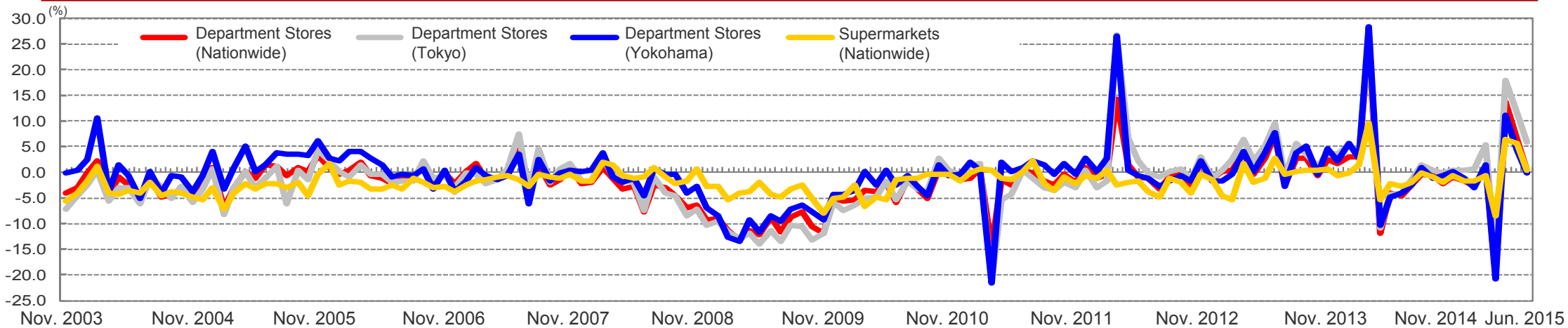
Source: Cabinet Office "Consumer Confidence Survey."

Economy Watchers Survey (Leading Indicator: Household Related)



Source: Cabinet Office "Economy Watchers Survey."
(Note) Minamikanto represents Tokyo, Kanagawa, Chiba and Saitama Prefectures.

Department Store & Supermarket Sales (YoY Change) (Store Number-adjusted)

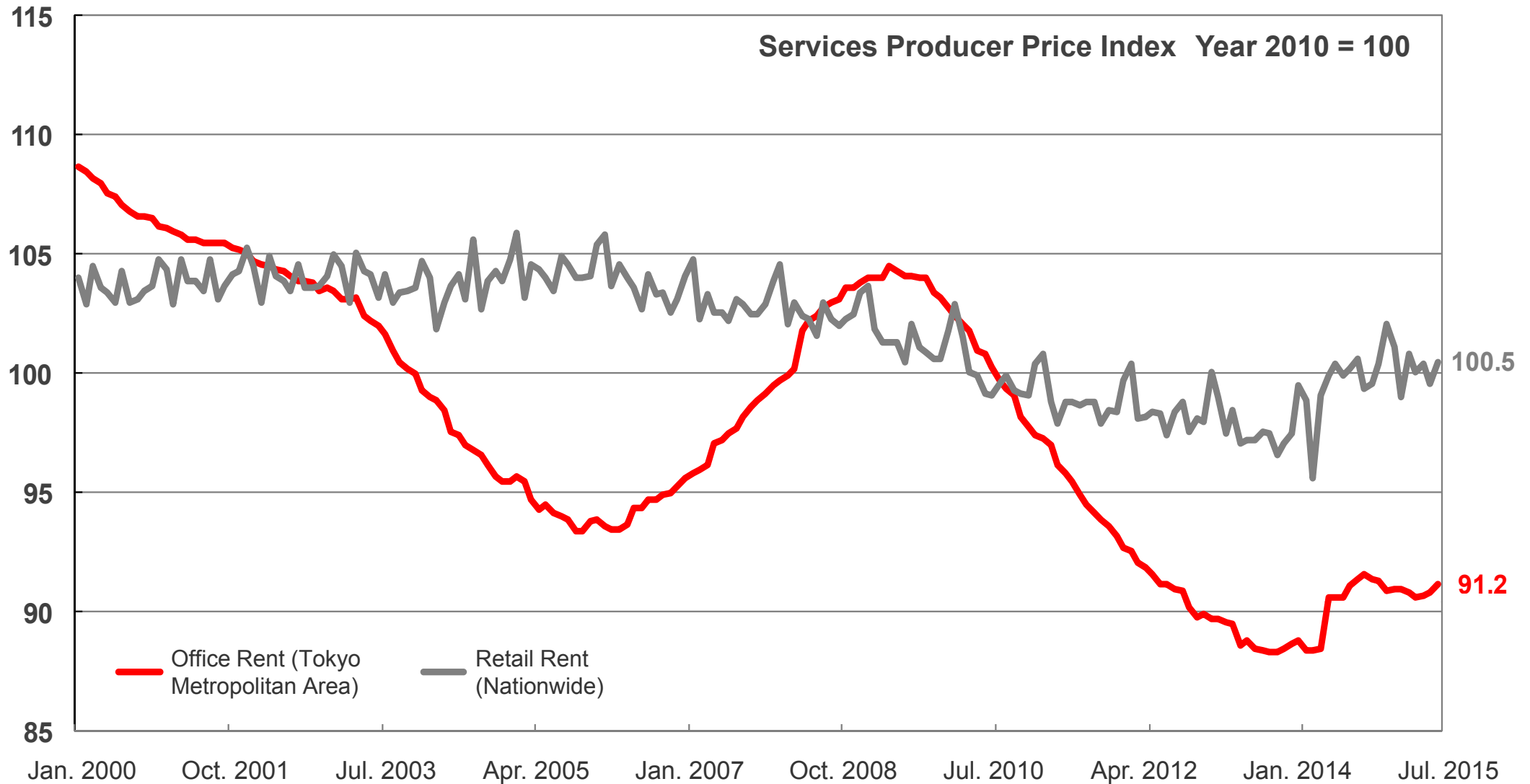


Source: Website of Japan Department Stores Association "Overview of Nationwide Department Store Sales," Japan Chain Stores Association

*Comments by Tokyu REIM

Office Rent (Tokyo Metropolitan Area) and Retail Rent (Nationwide) Index Comparison

* Unlike office rents, the rents of retail properties are on a stable trend. Recently also showing signs of bottoming out.



Source: Prepared by Tokyu REIM based on information from the BOJ website

*Comments by Tokyu REIM

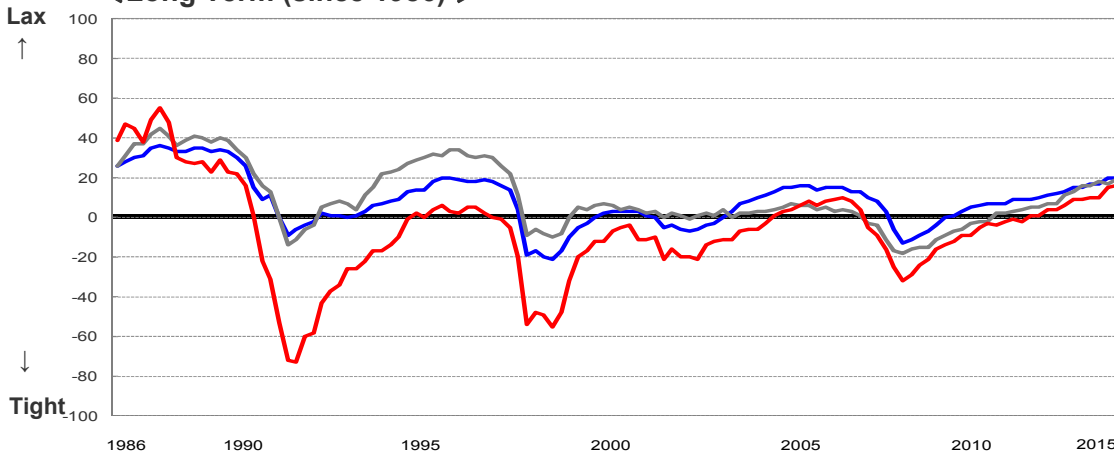
Real Estate Trading Market Overview :Lending Attitude DI

* Lending attitude DI for the real estate sector continued to improve since hitting bottom in March 2009 and increased to a peak level in the previous survey.

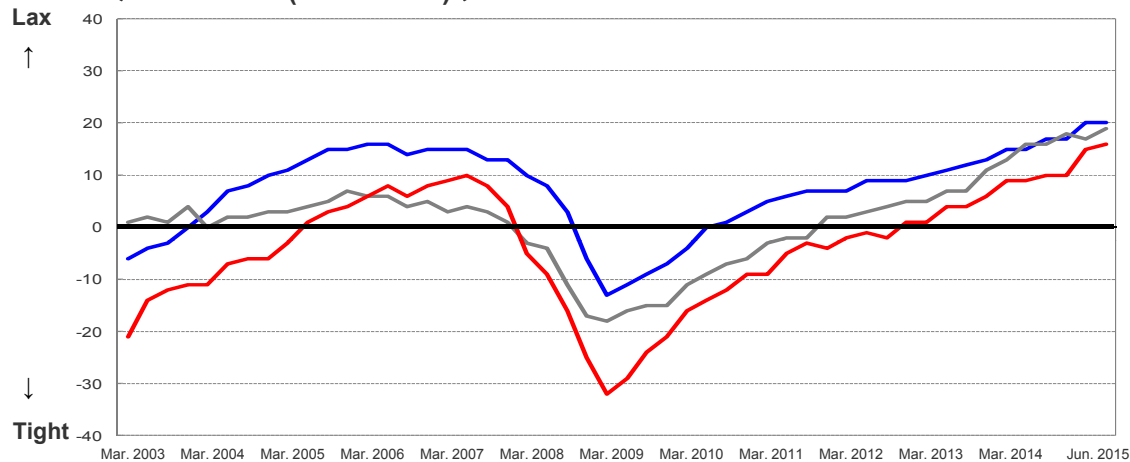
Lending Attitude DI by Sector

— All Sectors — Real Estate — Construction

<Long Term (since 1986) >



<Short Term (since 2000) >



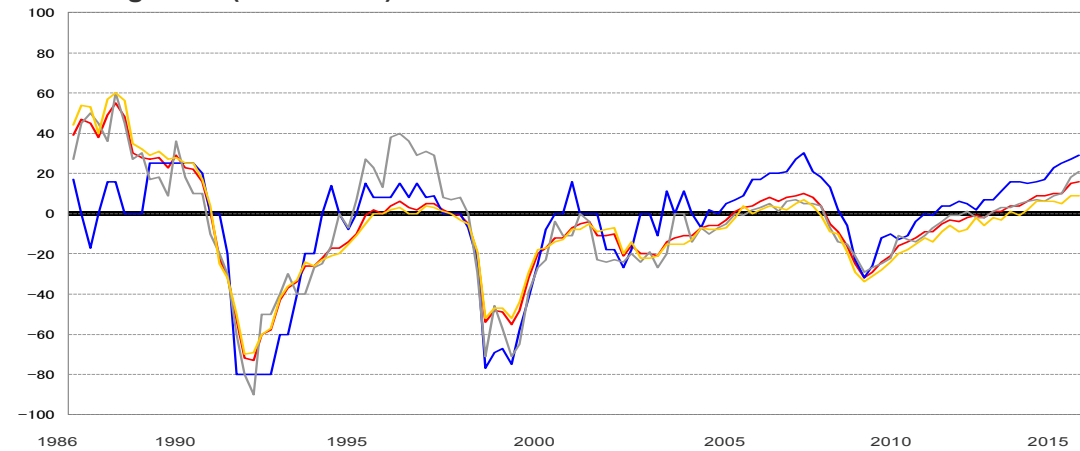
* REITs not covered in the survey.

Source : BOJ "Tankan."

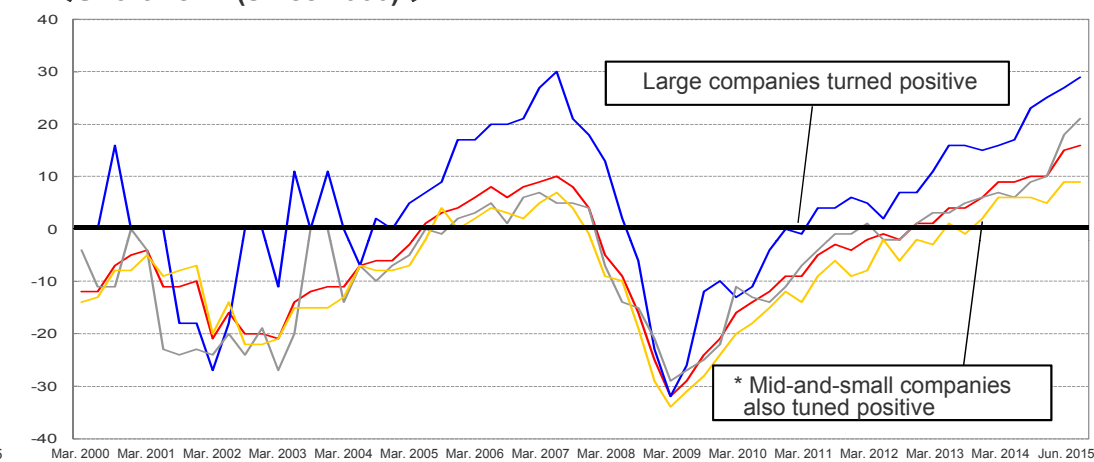
Lending Attitude DI by Size (Real Estate Sector)

— Total — Large — Mid — Small

<Long Term (since 1986) >



<Short Term (since 2000) >

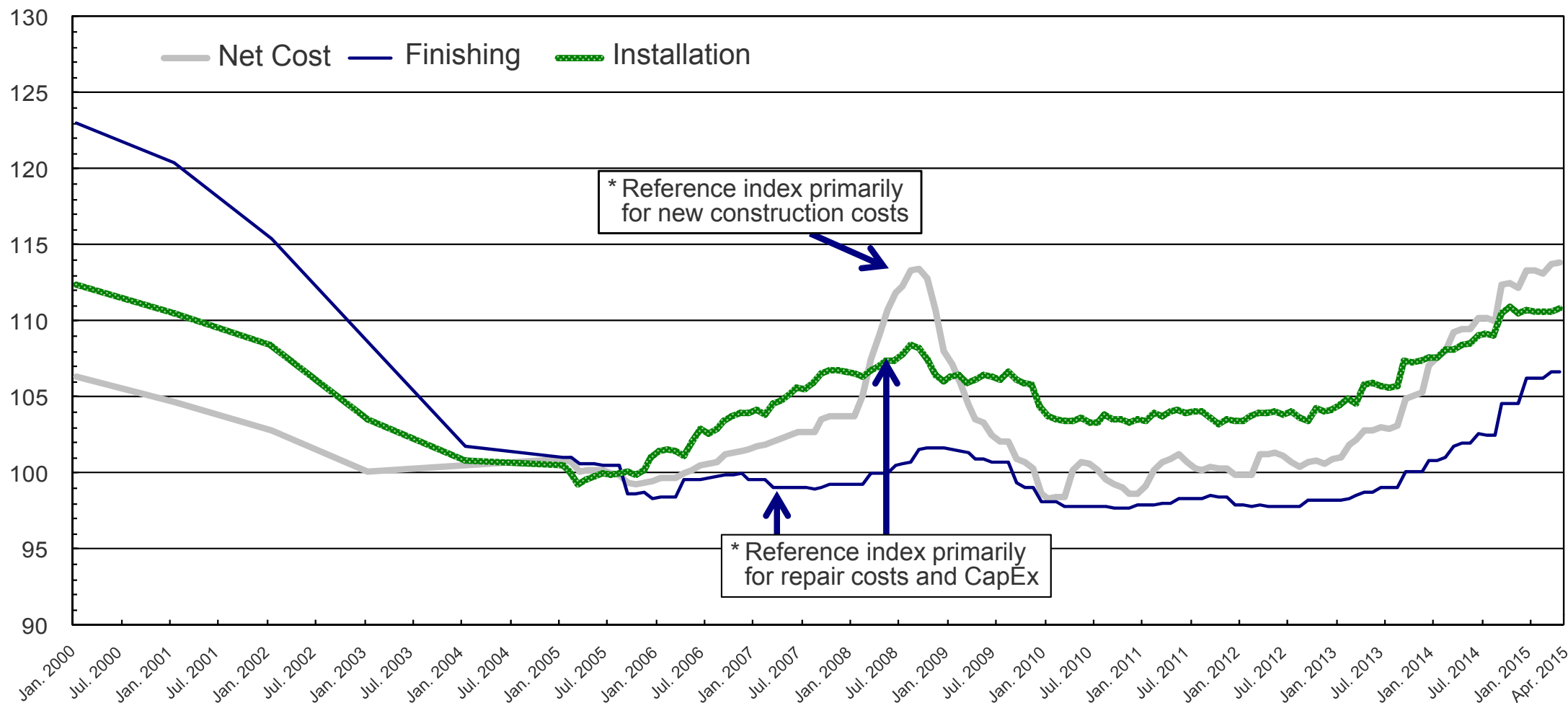


* Large ... Cap size over ¥1 billion
 Mid ... Cap size between ¥1 billion and ¥100 million
 Small ... Cap size between ¥100 million and ¥20 million
 For data until 2003, size was based on the number of employees.

*Comments by Tokyu REIM

Changes in Building Construction Cost Index (Office Buildings)

*** Various building construction cost indices continue to be on increasing trend.**



Source : Building Construction Cost Index – Table of Time-Series Index (Table of Long-Term Linked Index) published by the Economic Studies Division, Research Center, Construction Research Institute

* Figures are calculated with the average value of 2005 set at 100
 (2005 and after: monthly data modeled on office buildings having an SRC structure)
 (Up to 2004: annual data modeled on office buildings having an SRC structure, 9 floors above ground and 1-2 basement floors with floor area of 7,000m²)

*Comments by Tokyu REIM

Term	Definition
Adjusted ROE	Distribution Amount after Deduction of Capital Gains / (Total Capital – Accumulated Distribution of Capital Gains)
LTV at End of Period	(Balance of Interest-Bearing Debt at End of Period + Balance of Securities Deposit without Reserved Cash at End of Period) / (Appraisal Value at End of Period + Balance of Cash and Deposits with Banks at End of Period)
Unrealized Gain	The balance after deducting the book value from the appraisal value of properties at the end of the period
Adjusted Net Asset Value (NAV) per Unit	(Total Capital + Unrealized Gain) / Outstanding Units. Total Capital does not include Retained Earnings
Related parties	<p>"Related Parties" is a collective term for "Tokyu Corporation and its subsidiaries," "Affiliates of Tokyu Corporation except Tokyu Corporation's subsidiaries" and "Tokyu Fudosan Holdings Corporation and its subsidiaries".</p> <ol style="list-style-type: none"> 1. "Tokyu Corporation and its subsidiaries" refers to any entity that falls under the following (i) to (iii): <ol style="list-style-type: none"> (i) Tokyu Corporation (ii) A consolidated subsidiary of Tokyu Corporation (iii) A tokutei mokuteki kaisha (TMK) or special purpose entity (SPE) that was established based on the intention of Tokyu Corporation or a consolidated subsidiary of Tokyu Corporation and where the share of investment by undisclosed associations or other investment shares in that entity by the respective company exceeds 50%. 2. "Affiliates of Tokyu Corporation except Tokyu Corporation's subsidiaries" refers to affiliates within the scope of consolidation of Tokyu Corporation. 3. "Tokyu Fudosan Holdings Corporation and its subsidiaries" refers to any entity that falls under the following (i) to (iii): <ol style="list-style-type: none"> (i) Tokyu Fudosan Holdings Corporation ("Tokyu Fudosan Holdings") (ii) A consolidated subsidiary of Tokyu Fudosan Holdings (iii) A tokutei mokuteki kaisha (TMK) or special purpose company (SPC) that was established based on the intention of Tokyu Fudosan Holdings or a consolidated subsidiary of Tokyu Fudosan Holdings and where the share of investment by undisclosed associations or other investment shares in that entity by the respective company exceeds 50%.

- This document is solely intended to provide information and is not intended to solicit securities or special product transactions.
- In addition to information on TOKYU REIT, Inc. (“TOKYU REIT”), this document includes charts and data prepared by Tokyu Real Estate Investment Management Inc. (“Tokyu REIM”) based on data/index and other information released by third parties. Also, analyses, judgments and other views of Tokyu REIM on such information at the moment are included in this document.
- Tokyu REIM is a financial instruments dealer under the Financial Instruments and Exchange Law (Kanto Financial Bureau (Kinsho) No. 360).
- The information contained in this document is not audited and there is no assurance regarding the accuracy and certainty of the information. Analyses, judgments and other non-factual views of Tokyu REIM merely represent views of Tokyu REIM as of the preparation date. Different views may exist and Tokyu REIM may change its views in the future.
- Numbers for the same item may be different from other disclosure materials due to difference in rounding.
- Although much attention has been paid to the inclusion of all relevant information in this document, there may be errors and omissions. Therefore, they are subject to correction or amendment without prior notice.
- TOKYU REIT and Tokyu REIM assume no responsibility for the accuracy of data, indexes and other information released by third parties.
- This document contains 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.
- Dates indicated in this document may differ from business days for the convenience of preparing charts.
- This document 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 document shall prevail in the event of any discrepancies between the translation and the Japanese original.