

The Fiscal Period Ended July 2018 (30th Fiscal Period) FINANCIAL RESULTS PRESENTATION

TOKYU REIT

TOKYU REIT, Inc.

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

Aiming to be a 100-year REIT

SHIBUYA SCRAMBLE SQUARE (East building)
(scheduled to open in fiscal 2019)

SHIBUYA STREAM
(opened in September 2018)



Status of Development surrounding Shibuya Station (photographed in August 2018)

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Terms Used in the Material

LTV based on total assets	Interest-Bearing Debt / Total Assets
LTV based on appraisal value	(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)
Unrealized Gain/Loss	The balance after deducting the book value from the appraisal value of properties at the end of the period
NAV	= Unitholders' capital + Reserve for reduction entry (after appropriation of net income) ± Unrealized gains/losses = Net Assets – Scheduled amount of distribution + Unrealized gains/losses
NOI Yield	NOI / Acquisition Price
Tokyu Corporation and its subsidiaries	"Tokyu Corporation and its subsidiaries" refers to any entity that falls under the following 1 to 3: 1. Tokyu Corporation 2. A consolidated subsidiary of Tokyu Corporation 3. 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%.
Related parties	"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". 1. "Affiliates of Tokyu Corporation except Tokyu Corporation's subsidiaries" refers to affiliates within the scope of consolidation of Tokyu Corporation. 2. "Tokyu Fudosan Holdings Corporation and its subsidiaries" refers to any entity that falls under the following (i) to (iii): (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%.
Tsubo	1 tsubo is approximately 3.305m ²

*Please refer to the end of this material for the notes.

1. Financial Results Overview and Forecast

The Fiscal Period Ended July 2018 (FP 30)



Lucid Square Ebisu

1. Financial Results Overview and Forecast

Executive Summary

	Period Ended July 2018 (FP 30) Actual	Period Ending January 2019 (FP 31) Forecast	Period Ending July 2019 (FP 32) Forecast
External Growth	—	<ul style="list-style-type: none"> Replacement of property (Disposition of TOKYU REIT Kiba Building) (Acquisition of Lucid Square Ebisu) (Note 4) → Occurrence of gain on sale of properties: 316 million yen Acquisition of property (REVE Nakameguro (land with leasehold interest) (Note 4)) 	—
Internal Growth	<ul style="list-style-type: none"> Period-end occupancy rate: 99.3% (-0.4pts) Upward rent revision rate (Note 1): 25% (based on area) Rate of increase (based on rent) (Note 2): 5.2% Revenue increased due to the termination of free rent period (Setagaya Business Square and other) 	<ul style="list-style-type: none"> Period-end occupancy rate: 98.8% (-0.5pts) Revenue increased due to the termination of free rent period (Tokyu Toranomom Building and other) 	<ul style="list-style-type: none"> Period-end occupancy rate: 99.1% (+0.3pts) Revenue increased due to the termination of rent holiday period (Tokyu Bancho Building and other)
Finance	<ul style="list-style-type: none"> Interest expenses (borrowings + investment corporation bonds) : Change of -58 million yen (Average interest rate: 1.07% (-0.1pts)) 	<ul style="list-style-type: none"> Interest expenses (borrowings + investment corporation bonds) : Change of -0.4 million yen (Average interest rate: 1.04% (-0.03pts)) 	<ul style="list-style-type: none"> Interest expenses (borrowings + investment corporation bonds) : Change of -10 million yen (Average interest rate: 1.04% (-0.00pts))
NOI	4,962 million yen (+165 million yen)	4,925 million yen (-36 million yen)	4,919 million yen (-6 million yen)
Net income per unit	2,739 yen (+189 yen)	3,020 yen (+281 yen)	2,746 yen (-274 yen)
Amount of reversal of reserve for reduction entry	— (-99 yen)	—	53 yen (+53 yen) (Note 5)
Distribution per unit	2,739 yen (+89 yen)	3,020 yen (+281 yen)	2,800 yen (-220 yen)
NAV per unit	168,292 yen (+6,133 yen)	*Figures in parenthesis are comparison with previous fiscal period	
LTV based on appraisal value	37.2% (-1.0pts)	(Note 1) Among rent revisions at Offices and Retail (Urban)	
Acquisition capacity (Note 3)	67.5 billion yen (+6.6 billion yen)	(Note 2) Comparison of rent after upward rent revision with that of the previous fiscal period	
		(Note 3) Assumed LTV based on appraisal value to be 50%	
		(Note 4) TOKYU REIT Kiba Building was sold on August 1, 2018, Lucid Square Ebisu was acquired on August 1, 2018 and REVE Nakameguro (land with leasehold interest) is scheduled to be acquired on September 27, 2018.	
		(Note 5) Equivalent to external wall renovation work costs at TOKYU REIT Shinjuku Building.	

Acquisition of Property (REVE Nakameguro (land with leasehold interest))

REVE Nakameguro (land with leasehold interest)



Outline of Property

Address	1-13-14 Kamimeguro, Meguro-ku, Tokyo
Access	Approximately a 4-minute walk from Naka-Meguro Station, Tokyu Toyoko Line and Tokyo Metro Hibiya Line
Site/Floor Area	497.02 m ²
Acquisition Price	1,150 million yen
Appraisal Value	1,150 million yen (As of July 31, 2018)
Contract Date	June 22, 2018
Scheduled Acquisition Date	September 27, 2018
NOI	39 million yen per annum (NOI yield: 3.5%)

- Acquisition of property following Maison Peony Toritsudaigaku after the change in investment criteria (decreased minimum investment amount per property) in 2017
- Located in the Tokyu Areas, the focused investment areas of TOKYU REIT portfolio, the land will be acquired by TOKYU REIT while the building with a leasehold will be acquired by Tokyu Corporation
- Concluded an agreement on establishment of a 50-year general fixed-term leasehold with Tokyu Corporation.
Stable profit of 39 million yen per annum in terms of NOI can be expected over the long term



Property Replacement (Lucid Square Ebisu and TOKYU REIT Kiba Building)

[Disposition] TOKYU REIT Kiba Building



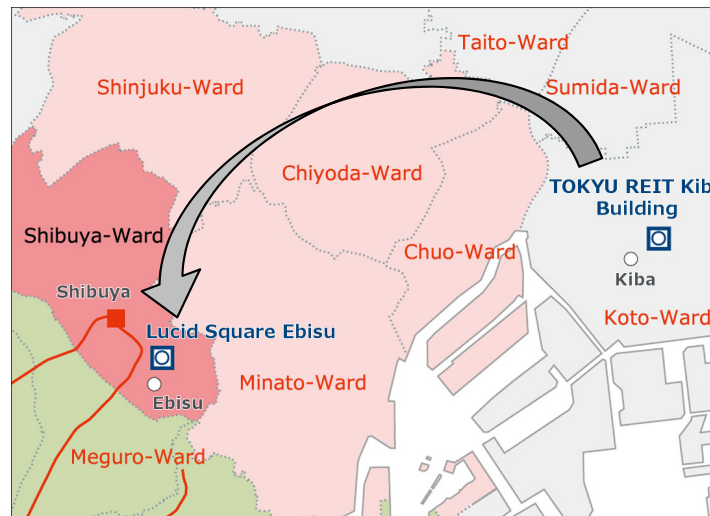
Overview of property

Address	3-7-13 Toyo, Koto-ku, Tokyo
Access	Approximately a 2-minute walk from Kiba Station, Tokyo Metro Tozai Line
Disposition Price	4,250 million yen
Book Value	3,861 million yen (expected value as of August 1, 2018)
Contract Date	July 13, 2018
Disposition Date	August 1, 2018
NOI (Note 1)	202 million yen per annum (NOI yield: 4.8%)
NOI after Depreciation (Note 1)	134 million yen per annum (NOI yield after depreciation: 3.2%)
Completion Date	February 1992
Use	Office, retails and parking
Occupancy Rate	81.1% (As of August 1, 2018)

(Note 1) Actual results from February 2017 to January 2018



- Dispose a property located outside of Tokyo's central 5 wards and acquire a property located in Shibuya ward, the focused investment areas of TOKYU REIT portfolio. NOI after depreciation is expected to remain around the same before and after the replacement, after the occupancy of acquired property recovers (Note 2)
- NOI yield of Lucid Square Ebisu is expected to improve from 3.2% to 3.7% on a medium to long term through increase in occupancy rate and rent as well as other factors (Note 2)
- 316 million yen of gain on sale of properties is to occur in the fiscal period ending January 2019 (FP 31) due to the disposition of TOKYU REIT Kiba Building



(Note 2) Estimated annual figures exclusive of special items of the acquisition fiscal year and are based on the following assumptions

1. Total rental income is the estimated annual figures based on an occupancy rate as of the end of January 2019 (82.6%) with termination of a portion of tenants after the acquisition date to be assumed.
2. Property-related taxes are projected to be the same amount as the fiscal 2018 assessment amount.
3. Repairs and maintenance expenses are calculated based on expenses estimated for the next one-year period.

[Acquisition] Lucid Square Ebisu



Overview of property

Address	3-25-11 Higashi, Shibuya-ku, Tokyo
Access	Approximately a 3-minute walk from Ebisu Station on JR Yamanote Line and Tokyo Metro Hibiya Line
Acquisition Price	4,500 million yen
Appraisal Value	4,700 million yen (As of June 30, 2018)
Contract Date	July 13, 2018
Scheduled Acquisition Date	August 1, 2018
NOI (Note 2)	145 million yen per annum (NOI yield: 3.2%)
NOI after Depreciation (Note 2)	124 million yen per annum (NOI yield after depreciation: 2.8%)
Completion Date	April 1992
Use	Office, retails and parking
Occupancy Rate	100% (As of August 1, 2018)

1. Financial Results Overview and Forecast

Financial Results Overview (FP ended Jul. 2018 (FP 30))

Income Statement (P/L) and Distribution per Unit

Unit: million yen

Item	FP ended Jul. 2018 Actual (FP 30)	FP ended Jan. 2018 Actual (FP 29)	Changes	FP ended Jul. 2018 Forecast (FP 30) As of Mar. 15, 2018	Changes
Operating Revenues (A)	7,119	7,032	87	7,116	3
Revenues from Real Estate Operation (B)	7,119	7,032	87	7,116	3
Rental Revenues	6,663	6,588	75	6,659	4
Other Rental Revenues	455	443	12	456	-1
Operating Expenses (C)	3,922	3,963	-41	3,982	-60
Expenses from Real Estate Operation	3,211	3,271	-60	3,276	-65
Expenses (D)	2,156	2,234	-78	2,218	-61
NOI (B) - (D)	4,962	4,797	165	4,897	65
Depreciation	1,049	1,032	16	1,046	3
Loss from the Removal of Fixed Assets	5	4	0	11	-6
Other Operating Expenses	711	692	18	706	4
Investment Management Fee	578	558	20	574	4
Operating Income (A) - (C)	3,197	3,068	129	3,133	63
Non-Operating Revenues	0	2	-1	0	0
Non-Operating Expenses	519	576	-57	523	-4
Interest Expenses	453	510	-57	455	-2
Interest of investment corporation bonds	39	39	-0	38	0
Ordinary Income	2,679	2,494	185	2,611	68
Net Income	2,678	2,493	184	2,610	67

Information per Unit	Net Income per Unit (EPS) (¥)	2,739	2,550	189	2,670	69
	Amount of Reversal of Reserve for Reduction Entry per Unit (¥)	-	99	-99	-	-
	Distribution per Unit (DPU) (¥)	2,739	2,650	89	2,670	69
Others	Occupancy Rate (%)	99.3	99.7	-0.4pts	99.0	0.3pts
	NOI Yield (Note) (%)	4.48	4.27	0.21pts	4.42	0.06pts

Breakdown of Major Differences

<Comparison with previous fiscal period>

Operating Revenues	Revenues from Real Estate Operation	+87 million yen
	Rental Revenues	+75 million yen
	• Setagaya Business Square	+41 million yen
	• TOKYU REIT Kiba Building	+21 million yen
	• TOKYU REIT Toranomom Building	+19 million yen
	• Tokyu Ginza 2-chome Building	+17 million yen
	• QFRONT	+14 million yen
	• Tokyu Ikejiri-ohashi Building	+14 million yen
	• Maison Peony Toritsudaigaku (full period contribution)	+13 million yen
	• Tokyu Toranomom Building	-64 million yen
	• TOKYU REIT Shinjuku Building	-10 million yen
Operating Expenses	Expenses from Real Estate Operation	-60 million yen
	Expenses	-78 million yen
	• Brokerage fee	-47 million yen
	• Repair and maintenance costs	-39 million yen
	• Property and Other Taxes	+36 million yen
	Depreciation	+16 million yen
Non-Operating Expenses	Interest Expenses	-57 million yen

<Comparison with forecast>

Operating Expenses	Expenses from Real Estate Operation	-65 million yen
	Expenses	-61 million yen
	• Repair and maintenance	-51 million yen
	• Building management costs	-11 million yen
	• Property and Other Taxes	+15 million yen

(Note) Based on the average balance of assets during the period (acquisition price).

1. Financial Results Overview and Forecast

Financial Results Forecast (FP ending Jan. 2019 and FP ending Jul. 2019)

Reversal of reserve for reduction entry in line with the accrual of gain on sale of real estate, etc. in the fiscal period ending January 2019 and external wall renovation in the fiscal period ending July 2019

Forecast of Income Statement (P/L) and Distribution per Unit

Unit: million yen

Item		FP ended Jul. 2018 Actual (FP 30)	FP ending Jan. 2019 Forecast (FP 31) As of Sep. 13, 2018	Changes	FP ending Jul. 2019 Forecast (FP 32) As of Sep. 13, 2018	Changes
Operating Revenues (A)		7,119	7,495	375	7,196	-299
Revenues from Real Estate Operation (B)		7,119	7,179	59	7,196	16
Rental Revenues		6,663	6,711	47	6,746	35
Other Rental Revenues		455	467	11	449	-18
Gain on sale of real estate, etc.		-	316	316	-	-316
Operating Expenses (C)		3,922	4,021	99	4,002	-19
Expenses from Real Estate Operation		3,211	3,281	70	3,279	-2
Expenses (D)		2,156	2,253	96	2,277	23
NOI (B) - (D)		4,962	4,925	-36	4,919	-6
Depreciation		1,049	1,021	-27	998	-22
Loss from the Removal of Fixed Assets		5	7	2	3	-4
Other Operating Expenses		711	740	29	722	-17
Investment Management Fee		578	591	12	584	-6
Operating Income (A) - (C)		3,197	3,473	276	3,194	-279
Non-Operating Revenues		0	0	-0	0	-0
Non-Operating Expenses		519	520	1	508	-12
Interest Expenses		453	452	-1	437	-15
Interest of investment corporation bonds		39	39	0	43	4
Ordinary Income		2,679	2,953	274	2,686	-267
Net Income		2,678	2,952	274	2,685	-267

Information per Unit	Net Income per Unit (EPS) (¥)	2,739	3,020	281	2,746	-274
	Amount of Reversal of Reserve for Reduction Entry per Unit (¥)	-	-	-	53	53
Others	Distribution per Unit (DPU) (¥)	2,739	3,020	281	2,800	-220
	Occupancy Rate (%)	99.3	98.8	-0.5pts	99.1	0.3pts
	NOI Yield (Note) (%)	4.48	4.32	-0.16pts	4.38	0.06pts

(Note) Based on the average balance of assets during the period (acquisition price).

Breakdown of Major Differences

<FP ending Jan. 2019 (FP 31) Comparison with previous fiscal period>

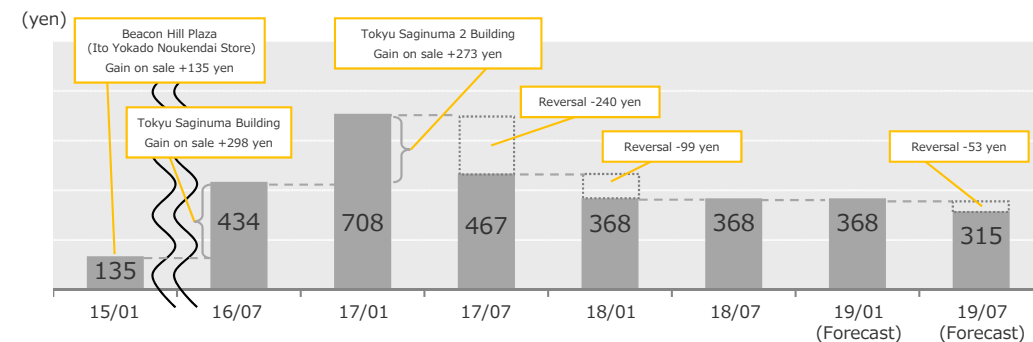
Operating Revenues		
Revenues from Real Estate Operation		+59 million yen
Rental Revenues		+47 million yen
• Tokyu Toranomon Building		+117 million yen
• Lucid Square Ebisu (new acquisition)		+85 million yen
• TOKYU REIT Shinjuku Building		+28 million yen
• REVE Nakameguro (land with leasehold interest) (new acquisition)		+14 million yen
• TOKYU REIT Kiba Building (disposition)		-148 million yen
• Tokyu Bancho Building		-22 million yen
• Tokyu Ginza 2-chome Building		-17 million yen
• Setagaya Business Square		-16 million yen
Gain on sale of real estate, etc. (TOKYU REIT Kiba Building)		+316 million yen

Operating Expenses		
Expenses from Real Estate Operation		+70 million yen
Expenses		+96 million yen
• Repair and maintenance costs		+62 million yen
• Depreciation		-27 million yen
• TOKYU REIT Kiba Building (disposition)		-34 million yen
• Lucid Square Ebisu (new acquisition)		+10 million yen

<FP ending Jul. 2019 (FP 32) Comparison with previous fiscal period>

Operating Revenues		
Revenues from Real Estate Operation		+16 million yen
Rental Revenues		+35 million yen
Gain on sale of real estate, etc. (TOKYU REIT Kiba Building)		-316 million yen

Change in Balance of Reserve for Reduction Entry per Unit



* Balance of reserve for reduction entry per unit is calculated by dividing the amount derived by adding/subtracting the amount of provision in reserve for reduction entry or reversal of reserve for reduction entry in each period to/from the balance of reserve for reduction entry in each period indicated in the balance sheet by outstanding units.

1. Financial Results Overview and Forecast

Variable Factor of Distribution per Unit

Breakdown of Distribution per Unit by Variable Factor

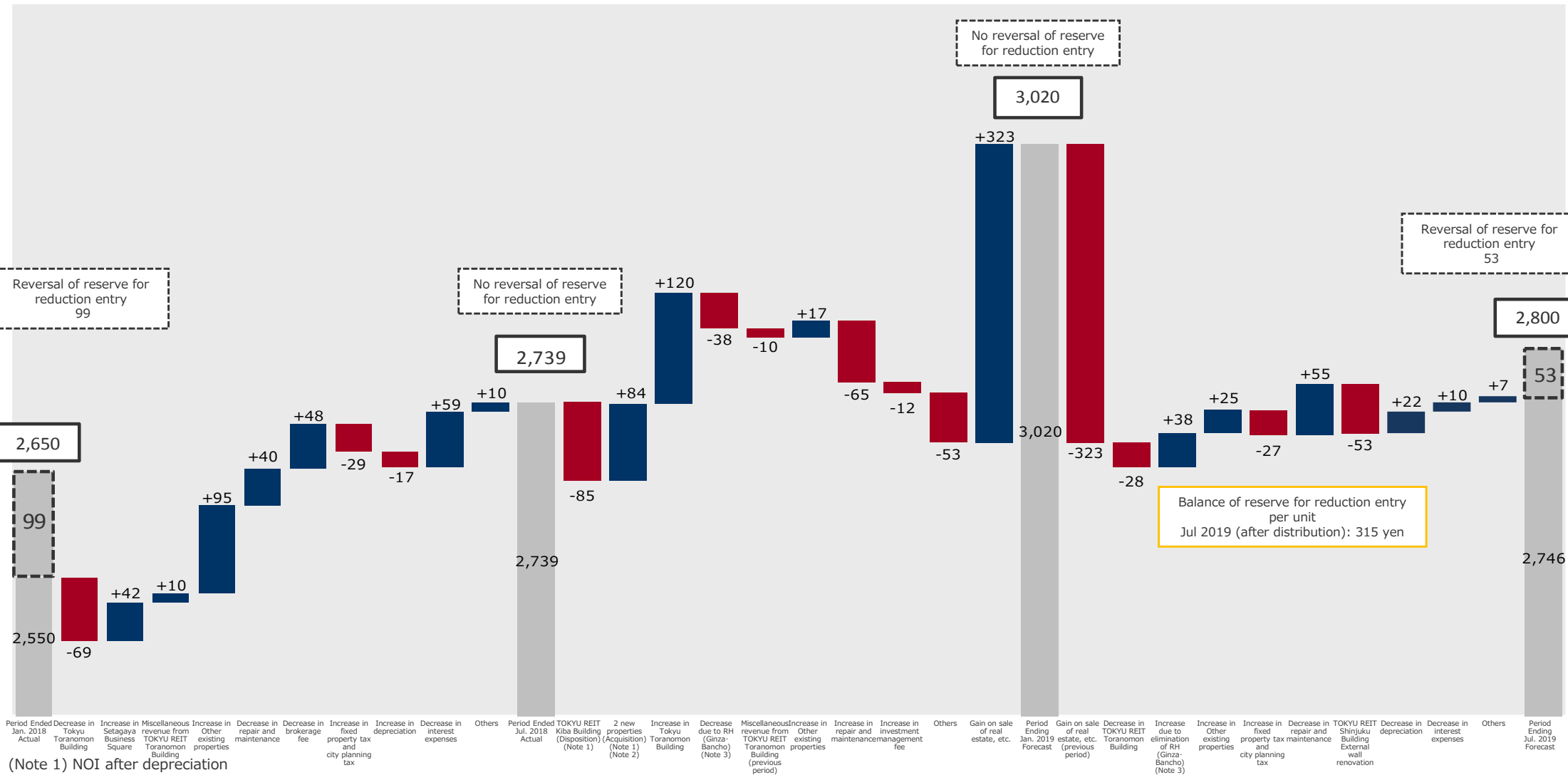
* Figures indicated in the boxes are actual/expected distribution per unit

(Unit: yen)

Period Ended July 2018 (FP 30) Actual

Period Ending January 2019 (FP 31) Forecast

Period Ending July 2019 (FP 32) Forecast



(Note 1) NOI after depreciation
 (Note 2) Lucid Square Ebisu and REVE Nakameguro (land with leasehold interest)
 (Note 3) RH (Rent Holiday)=A type of contract where tenants are exempted from rent payments during a specific period other than the time of move-in, out of the contract type where tenants are exempted from rent payment for a certain period after occupancy in lease agreements.

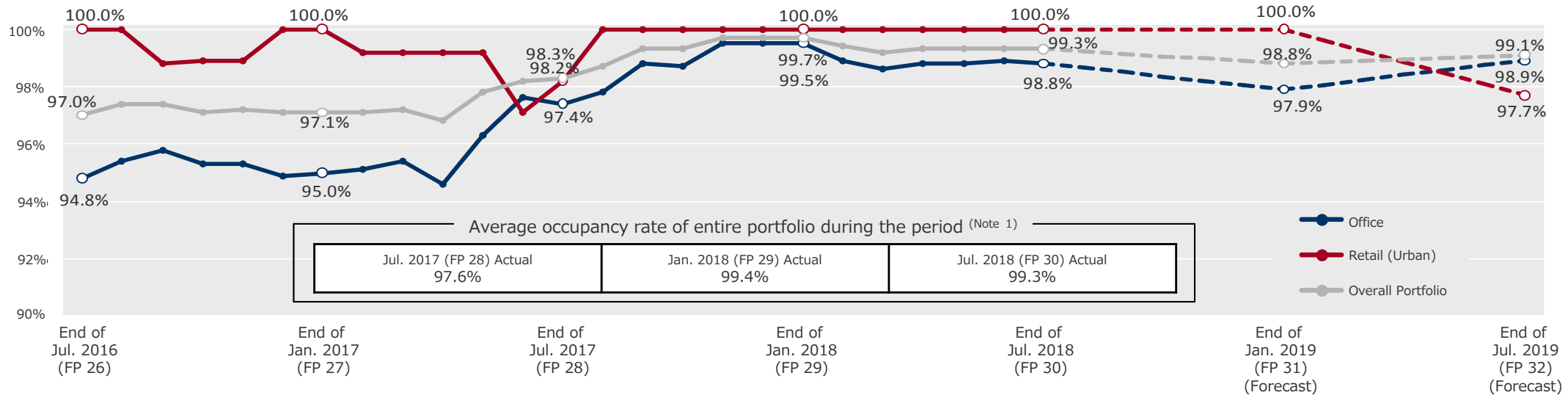
2. Investment Performance Results and Future Outlook



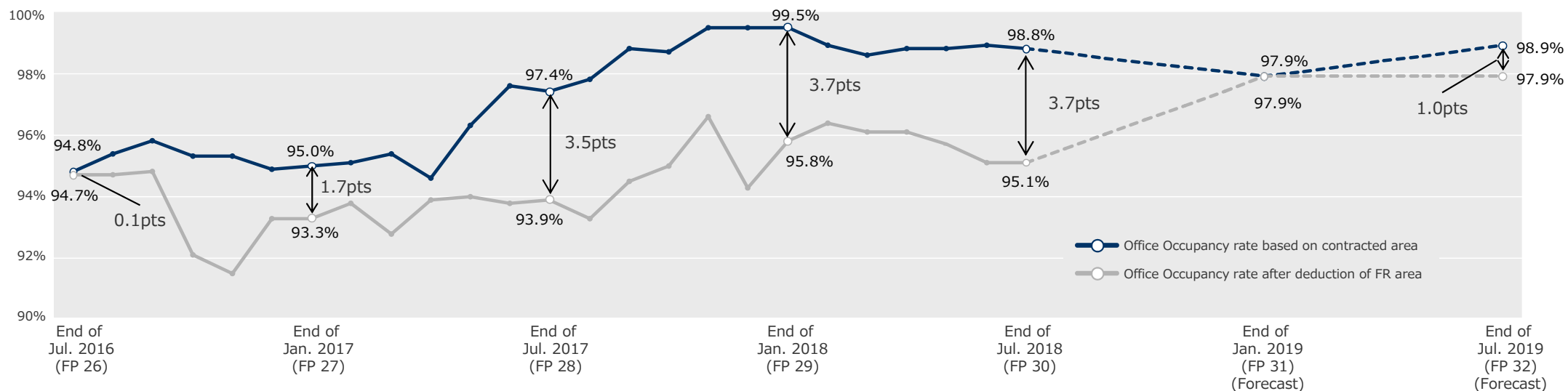
QFRONT

Portfolio Occupancy Status

■ Occupancy Rate (Overall Portfolio, Office, Retail (Urban))



■ Occupancy Rate of Office (occupancy rate based on contracted area, occupancy rate after deduction of FR (Free Rent) area (Note 2))



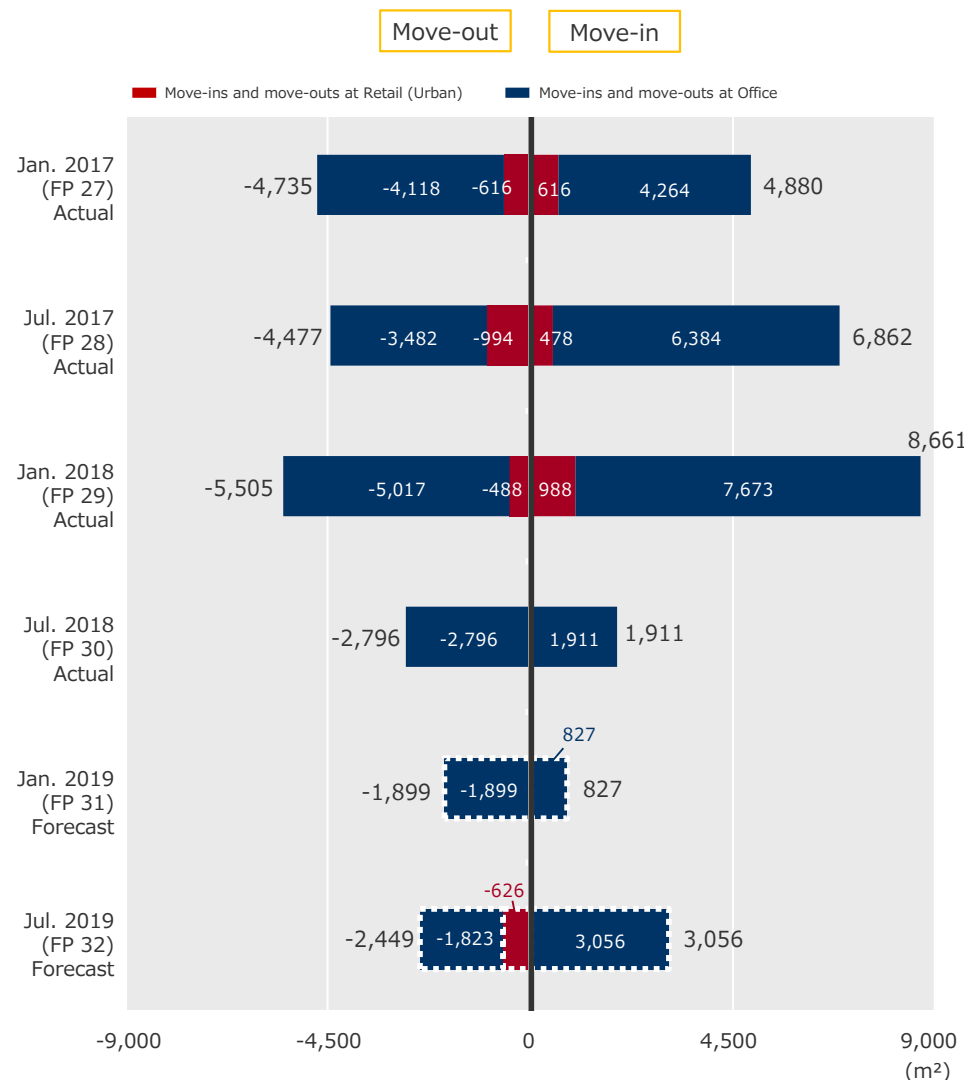
(Note 1) Average occupancy rate of entire portfolio during the period is a simple average of the month-end occupancy rate of the overall portfolio in each period.

(Note 2) Occupancy rate after deduction of FR area are the figures gained after dividing the leased area calculated by deducting the FR target area from contract-based operating area as of the end of each period by the leasable area.

Results and Forecasts of Move-ins and Move-outs of Tenants

Vacated area is on a downward trend and occupancy rate is expected to remain high

■ Area of Tenant Turnover



■ Status of Tenant Turnover

Name of Property		Ended Jul. 2018 (FP 30) Actual	Ending Jan. 2019 (FP 31) Forecast	Ending Jul. 2019 (FP 32) Forecast	Remark
Retail Properties					
Lexington Aoyama	Move-ins	-	-	-	• The section scheduled to be vacated in the fiscal period ending July 2019 will be renovated and is expected to be occupied during the fiscal period ending January 2020
	Move-outs	-	-	474.49 m²	
	Area of vacant rooms as of the end of period	-	-	474.49 m²	
	Occupancy rate as of the end of period	100.0%	100.0%	77.5%	
Daikanyama Forum	Move-ins	-	-	-	• The section scheduled to be vacated in the fiscal period ending July 2019 is expected to be occupied during the fiscal period ending January 2020
	Move-outs	-	-	151.56 m²	
	Area of vacant rooms as of the end of period	-	-	151.56 m²	
	Occupancy rate as of the end of period	100.0%	100.0%	93.9%	
Office					
Setagaya Business Square	Move-ins	1,004.20 m²	827.99 m²	876.28 m²	• It is expected that there will be only one vacant section excluding the warehouse at the end of the fiscal period ending July 2019 and the section is expected to be occupied during the fiscal period ending January 2020
	Move-outs	1,832.19 m²	876.28 m²	639.24 m²	
	Area of vacant rooms as of the end of period	946.24 m²	1,021.21 m²	784.17 m²	
	Occupancy rate as of the end of period	96.2%	95.9%	96.8%	
TOKYU REIT Toranomon Building	Move-ins	300.92 m²	-	1,184.63 m²	• 2 sections vacated in the fiscal period ended July 2018 have been occupied with a downtime of one week and three weeks, respectively during the period • The section scheduled to be vacated in the fiscal period ending July 2019 is expected to be occupied during the period
	Move-outs	300.92 m²	-	1,184.63 m²	
	Area of vacant rooms as of the end of period	-	-	-	
	Occupancy rate as of the end of period	100.0%	100.0%	100.0%	
TOKYU REIT Shinjuku Building	Move-ins	606.50 m²	-	-	• The section vacated in the fiscal period ended July 2018 has been occupied with no downtime
	Move-outs	609.33 m²	-	-	
	Area of vacant rooms as of the end of period	-	-	-	
	Occupancy rate as of the end of period	100.0%	100.0%	100.0%	
TOKYU REIT Shinjuku 2 Building	Move-ins	-	-	103.99 m²	• As for the section scheduled to be vacated in the fiscal period ending January 2019, the use will be changed from office to retail and is expected to be occupied during the fiscal period ending July 2019
	Move-outs	-	103.99 m²	-	
	Area of vacant rooms as of the end of period	-	103.99 m²	-	
	Occupancy rate as of the end of period	100.0%	94.2%	100.0%	
Tokyu Bancho Building	Move-ins	-	-	564.69 m²	• As for the section scheduled to be vacated in the fiscal period ending January 2019, leasing activities including expansion of floor area will be conducted and is expected to be occupied during the fiscal period ending July 2019
	Move-outs	-	564.69 m²	-	
	Area of vacant rooms as of the end of period	-	564.69 m²	-	
	Occupancy rate as of the end of period	100.0%	90.1%	100.0%	
<Properties acquired in the fiscal period ending January 2019 (FP31)>					
Lucid Square Ebisu (acquired on August 1, 2018)	Move-ins	-	-	327.40 m²	• As for the section scheduled to be vacated in the fiscal period ending January 2019, leasing activities mainly for companies in the surrounding area will be conducted and is expected to be occupied during the fiscal period ending July 2019
	Move-outs	-	327.40 m²	-	
	Area of vacant rooms as of the end of period	-	327.40 m²	-	
	Occupancy rate as of the end of period	-	82.6%	100.0%	

* Figures for Setagaya Business Square are the values after conversion with the 55% coownership interest.

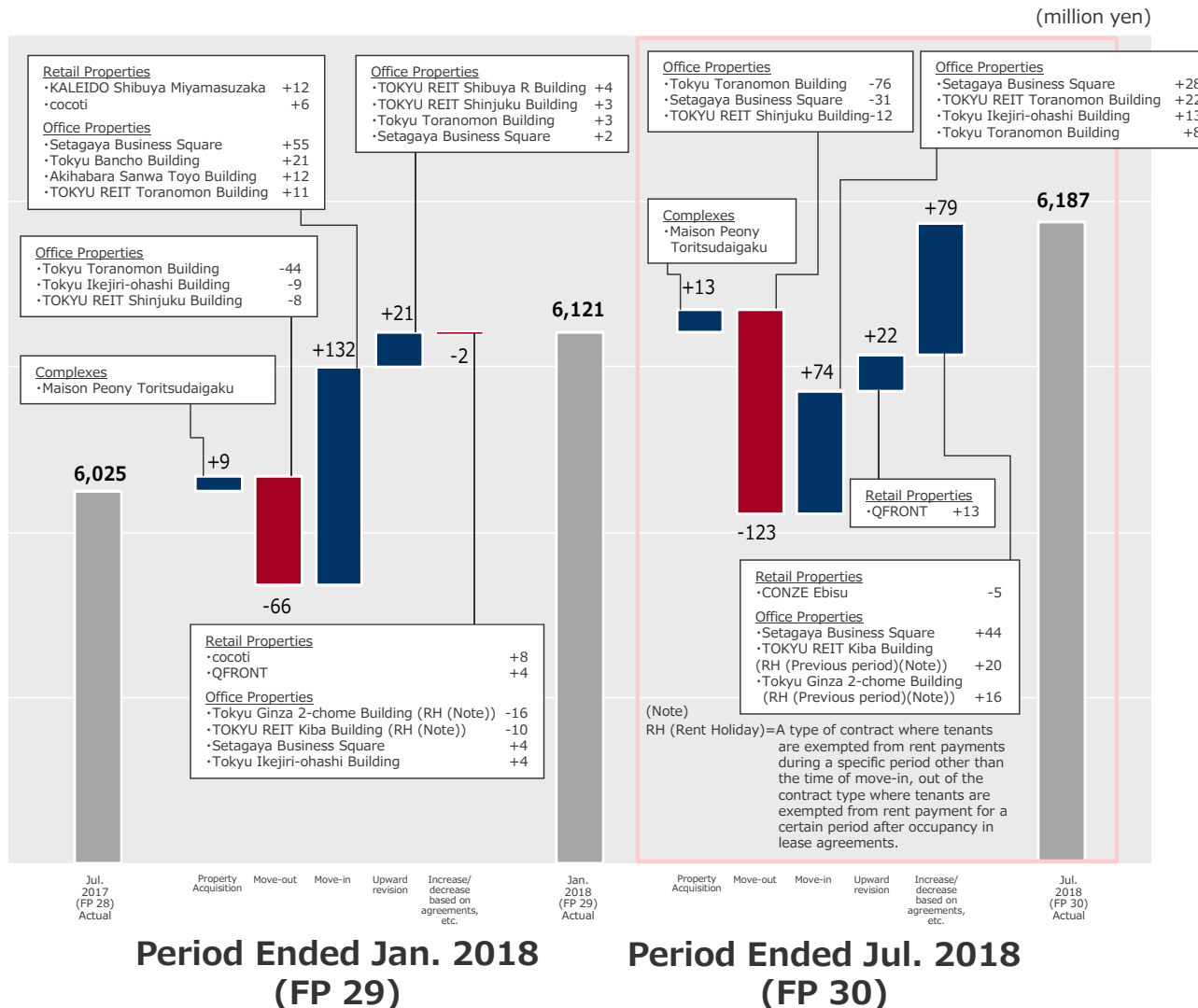
* Move-ins and Move-out areas do not include the warehouse space.

* Figures for Tokyu Bancho Building are the values after conversion with 49% quasi-coownership interest of the 95.1% compartmentalized ownership interest of the trust beneficiary interest.

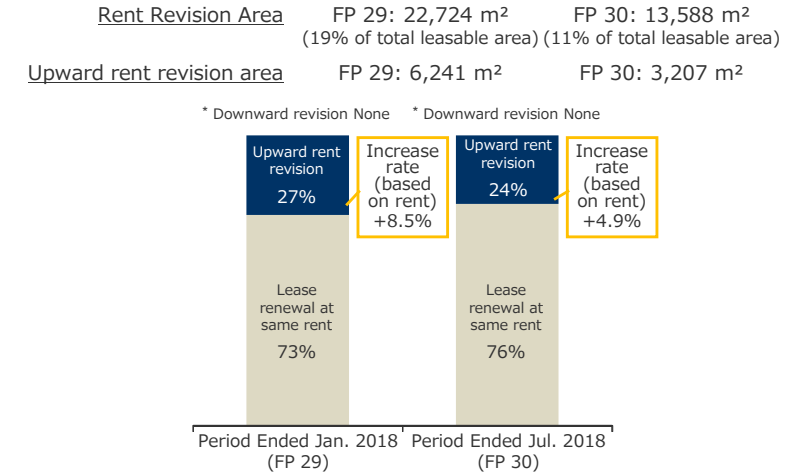
Rental Revenue Results

Revenue increased due to the progress in leasing and upward rent revision in addition to a new property acquisition

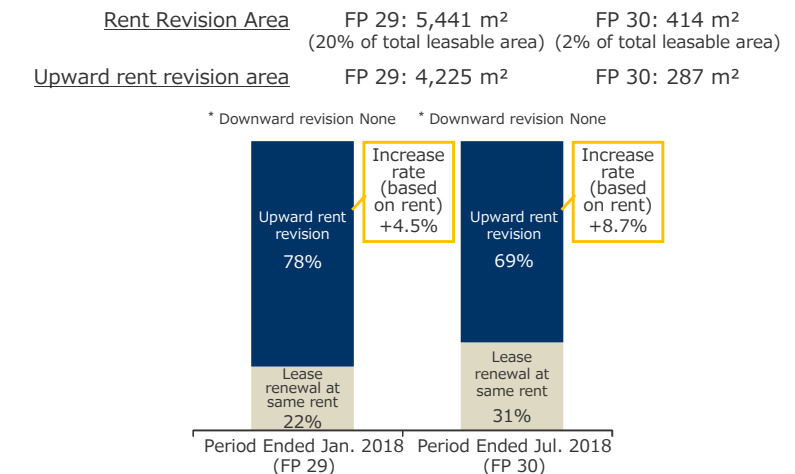
■ Breakdown of Increase/Decrease in Rental Revenues



■ Rent Revision Trends (Office)



■ Rent Revision Trends (Retail (Urban))

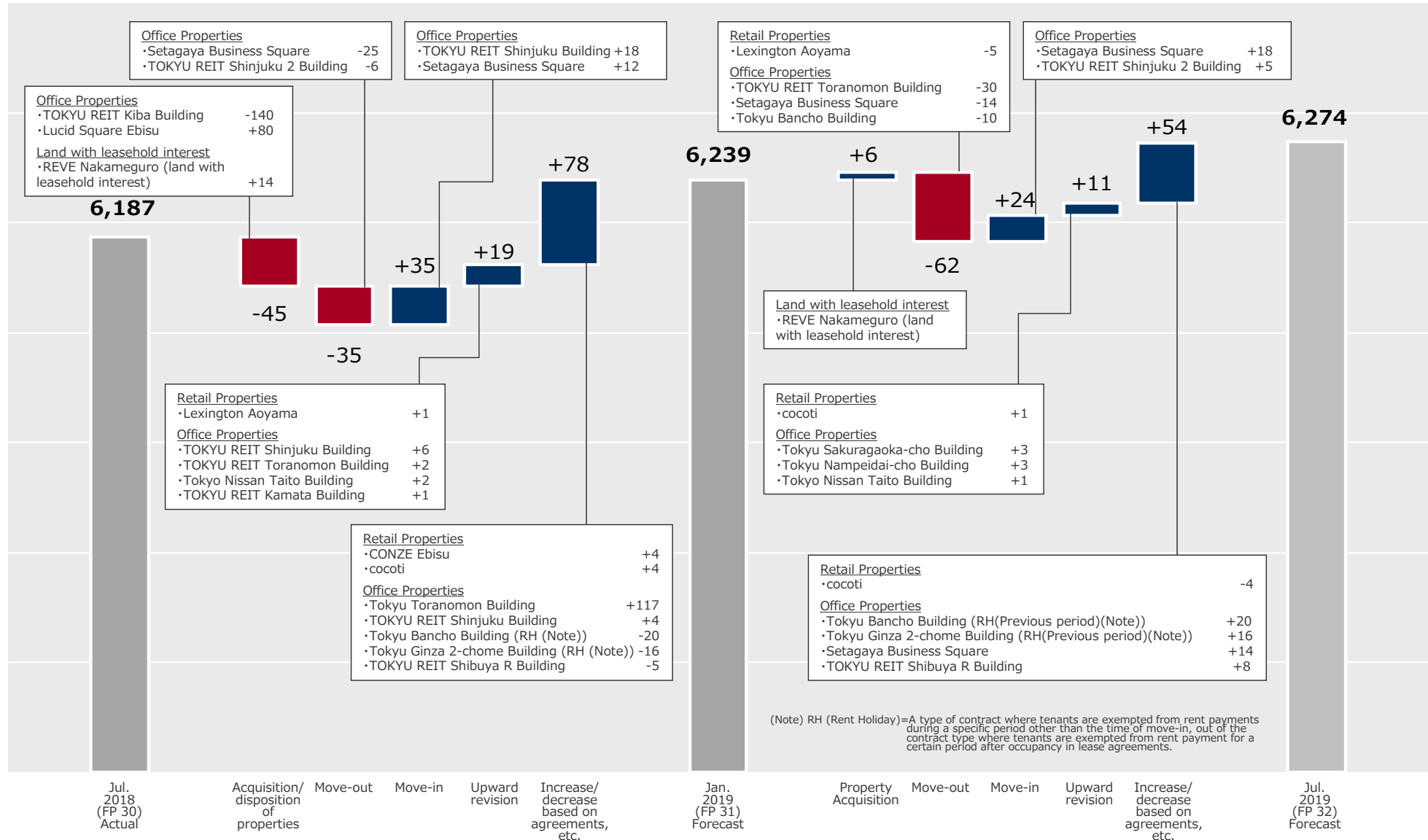


Total of office and retail (urban)		
Upward rent revision rate (based on area)	FP 29: 37%	FP 30: 25%
Increase rate (based on rent)	FP 29: 5.7%	FP 30: 5.2%

Rental Revenue Outlook

Breakdown of Increase/Decrease in Rental Revenues

(million yen)



(Note) RH (Rent Holiday)=A type of contract where tenants are exempted from rent payments during a specific period other than the time of move-in, out of the contract type where tenants are exempted from rent payment for a certain period after occupancy in lease agreements.

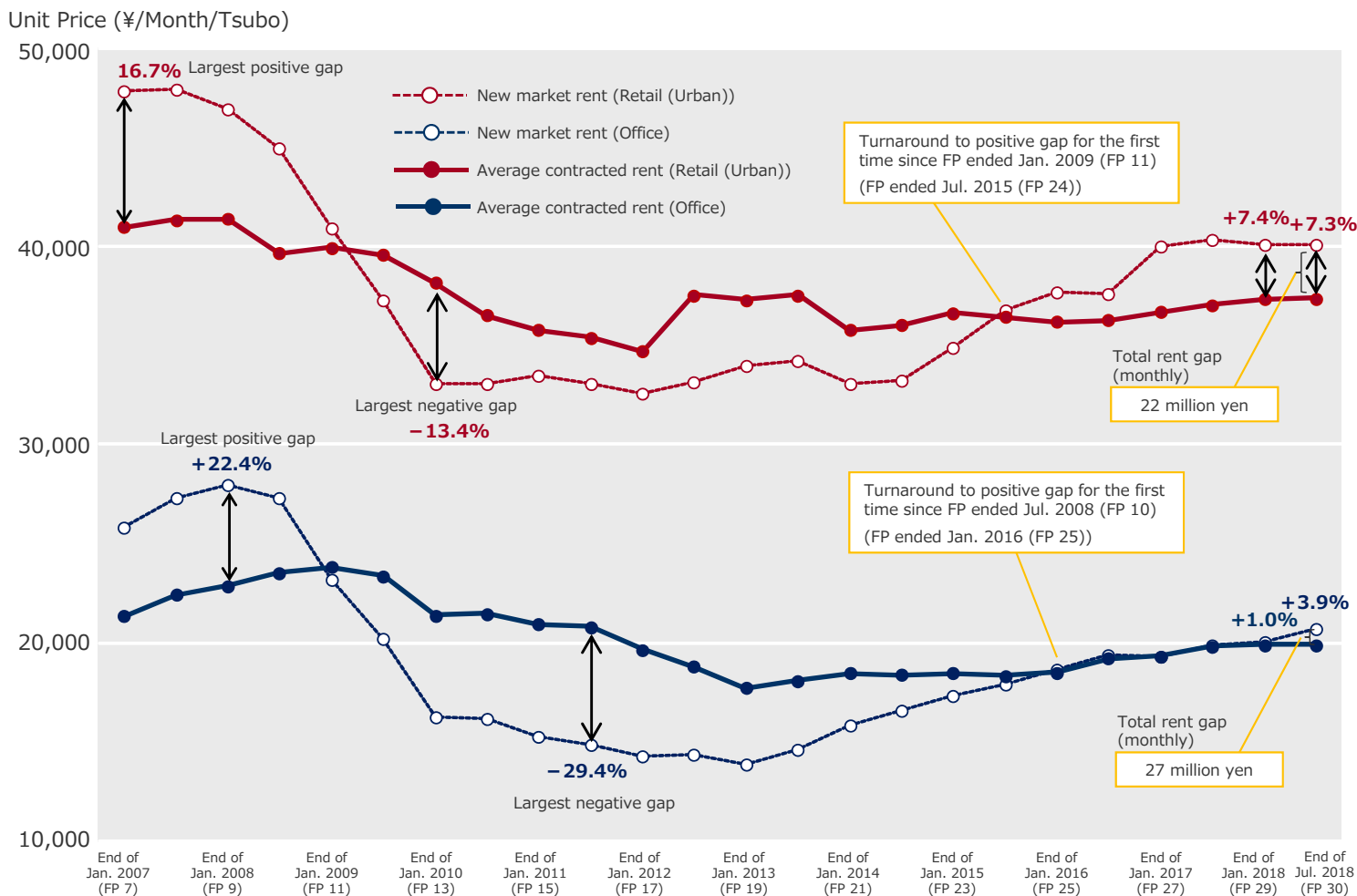
Period Ending Jan. 2019 (FP 31)

Period Ending Jul. 2019 (FP 32)

Rent Gap and Percentage of Tenants Facing Rent Revision

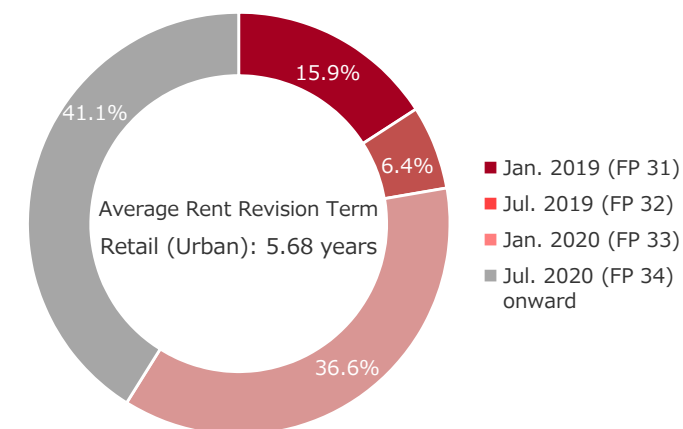
Change in Rent Gap

<Rate of Gap between Average Contracted Rent and New Market Rent>

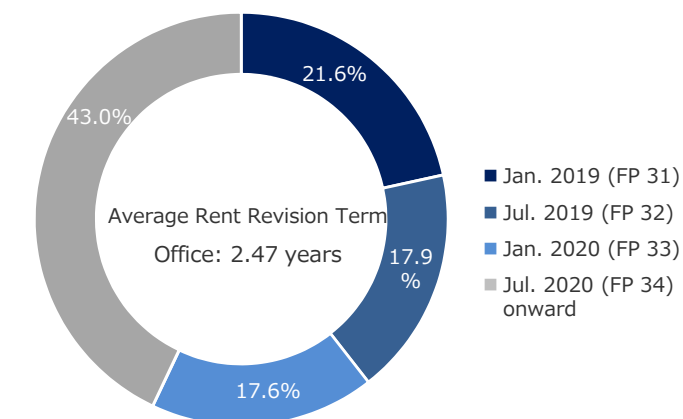


Percentage of Tenants Facing Rent Revision

Retail (Urban)



Office



*In calculating the average contracted rent, vacant spaces have not been factored in.

*Both the average contracted rent and new market rent include common area charges (excludes income from parking, warehousing and billboards).

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

*Retail (Urban) new market rent is prepared by Tokyuu REIM based on various reports and other materials.

* Percentage calculated by dividing rent for tenants facing rent revision by total rent by asset class.

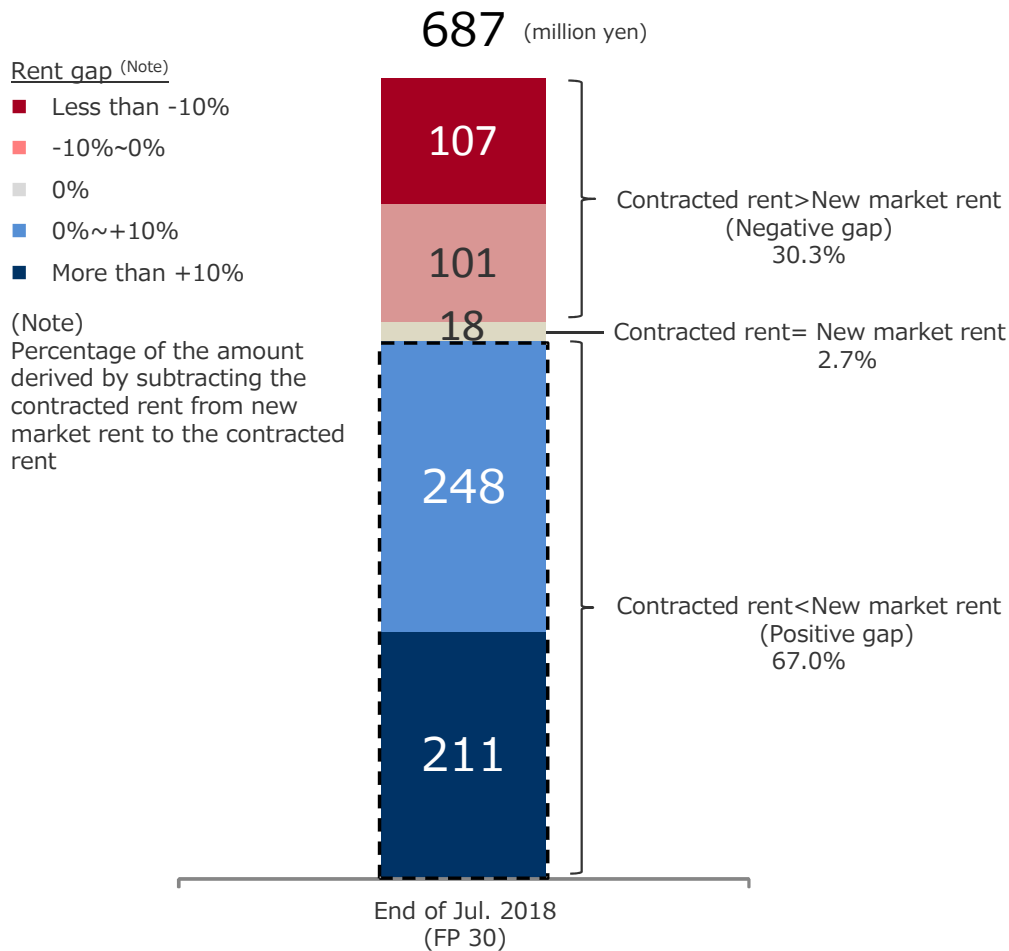
* Average rent revision term is calculated by weighted average of monthly rent at the end of Jul. 2018 (FP 30).

* Rent includes common area charges (excludes income from parking, warehousing and billboards).

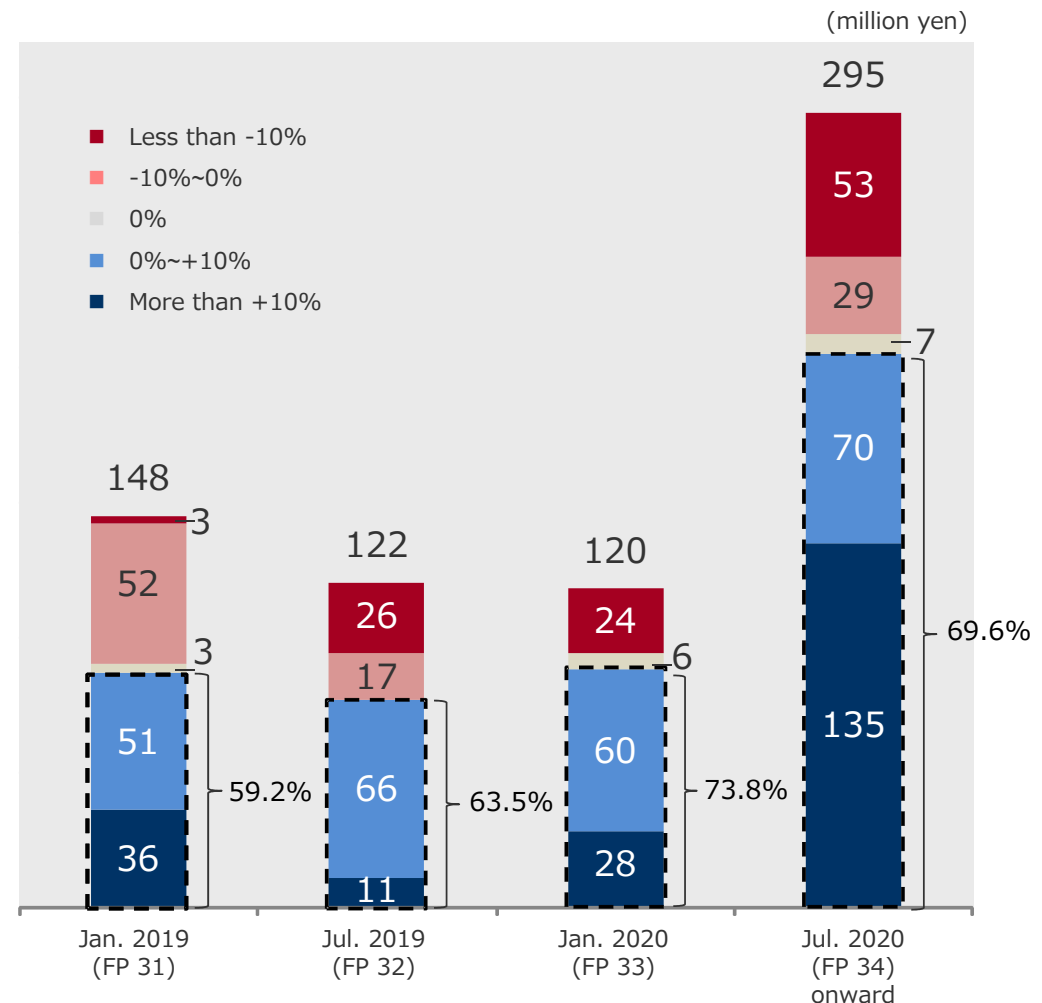
Breakdown of Office Rent Gap

■ Breakdown of Office Rent Gap (based on monthly rent)

- The contracted rent of office buildings owned by TOKYU REIT as of the end of the fiscal period ended July 2018 (FP 30) recorded an overall positive gap of 3.9% compared with the new market rent (refer to p.15)



■ Status of Rent Gap by Renewal Period (based on monthly rent)

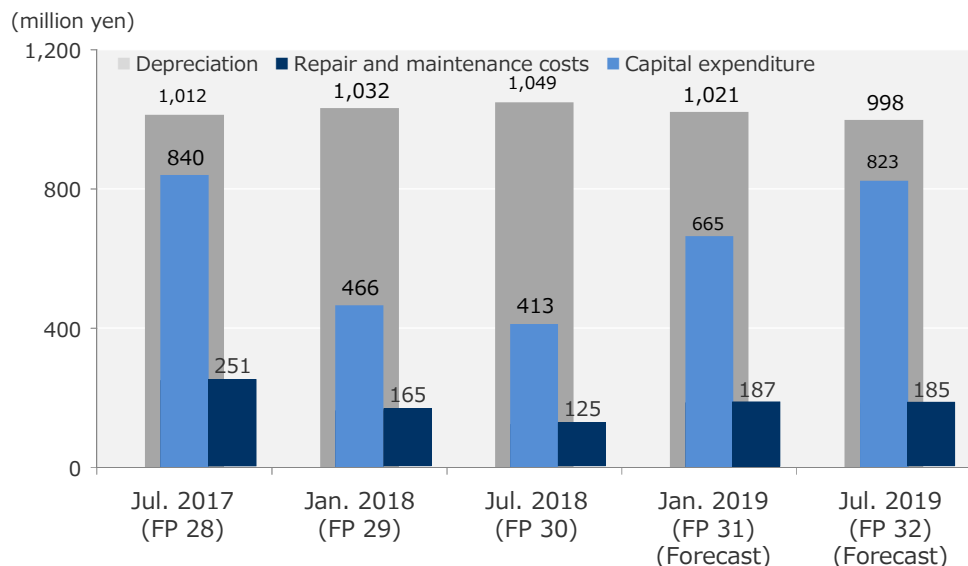


* Rent includes common area charges (excludes income from parking, warehousing and billboards).
* New market rent is the rent appraised by CBRE for individual properties.

* Prepared based on the contracted rent of each tenant and the rent appraised by CBRE for individual properties in the fiscal period ended Jul. 2018 (FP 30) in office buildings owned at the end of the fiscal period ended Jul. 2018 (FP 30).

Results and Schedule of Construction Work

Change in depreciation, repair and maintenance costs and capital expenditure



Results of main construction work conducted in the fiscal period ended July 2018 (FP 30)

Unit: million yen

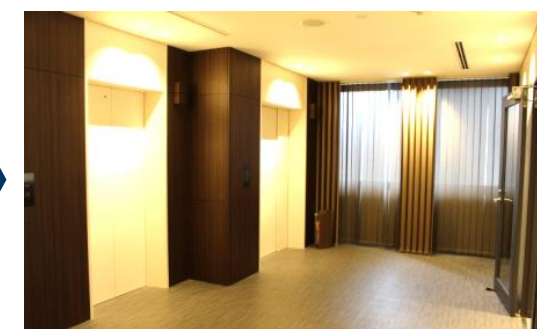
Property name	Item of construction work	Total	Breakdown	
			Repair and maintenance costs	Capital expenditure
Setagaya Business Square	Renewal of air conditioning facility	72	6	65
	Addition of power supply	18	-	18
	Renovation of toilet	16	2	13
	Renewal of OA floor	11	-	11
TOKYU REIT Toranomon Building	Renewal of air conditioning facility	65	0	64
TOKYU REIT Shibuya R Building	Renovation of common area	31	0	30
TOKYU REIT Kamata Building	Renovation of mechanical parking facility	23	3	19
Kojimachi Square	Adoption of LED lighting	11	-	11

TOKYU REIT Shibuya R Building Renovation work of common area (completed in June 2018)

Conducted renovation work of the elevator hall and corridors on each floor following the renovation work of the toilet on each floor (September 2014) and the entrance (September 2016)



<Before renovation>



<After renovation>

Schedule of main construction work to be conducted in the fiscal periods ending January 2019 (FP 31) and July 2019 (FP 32)

Unit: million yen

Implementation period	Property name	Item of construction work	Total	Breakdown	
				Repair and maintenance costs	Capital expenditure
Ending Jan. 2019 (FP 31)	Setagaya Business Square	Renovation of elevator	119	1	117
	TOKYU REIT Shinjuku 2 Building	Renewal of power receiving and transforming facility	67	6	61
Ending Jul. 2019 (FP 32)	Setagaya Business Square	Renovation of elevator	202	4	197
	TOKYU REIT Toranomon Building	Renovation of elevator	64	-	64
	TOKYU REIT Shinjuku Building	External wall renovation	52	52	-

* Figures for Setagaya Business Square are the values after conversion with the 55% coownership interest.

Interest-Bearing Debt Status

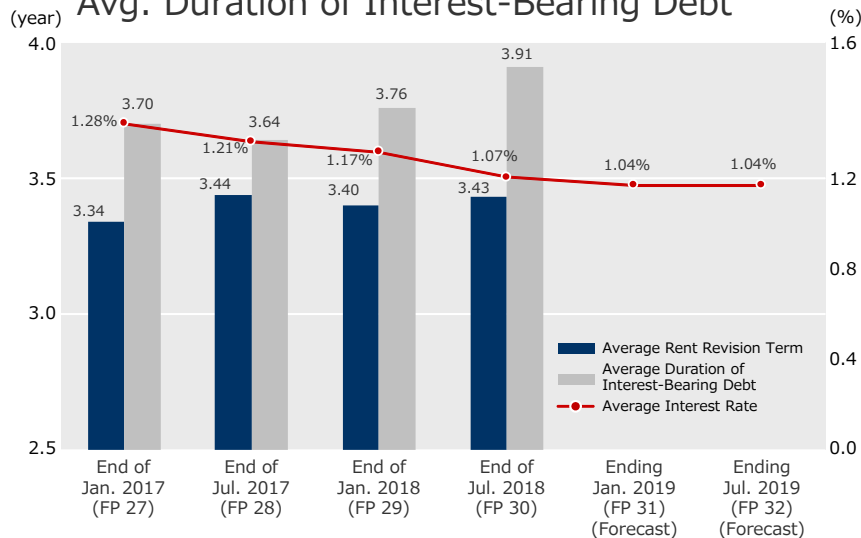
Average interest continued to decrease due to refinancing

Major Financial Indices

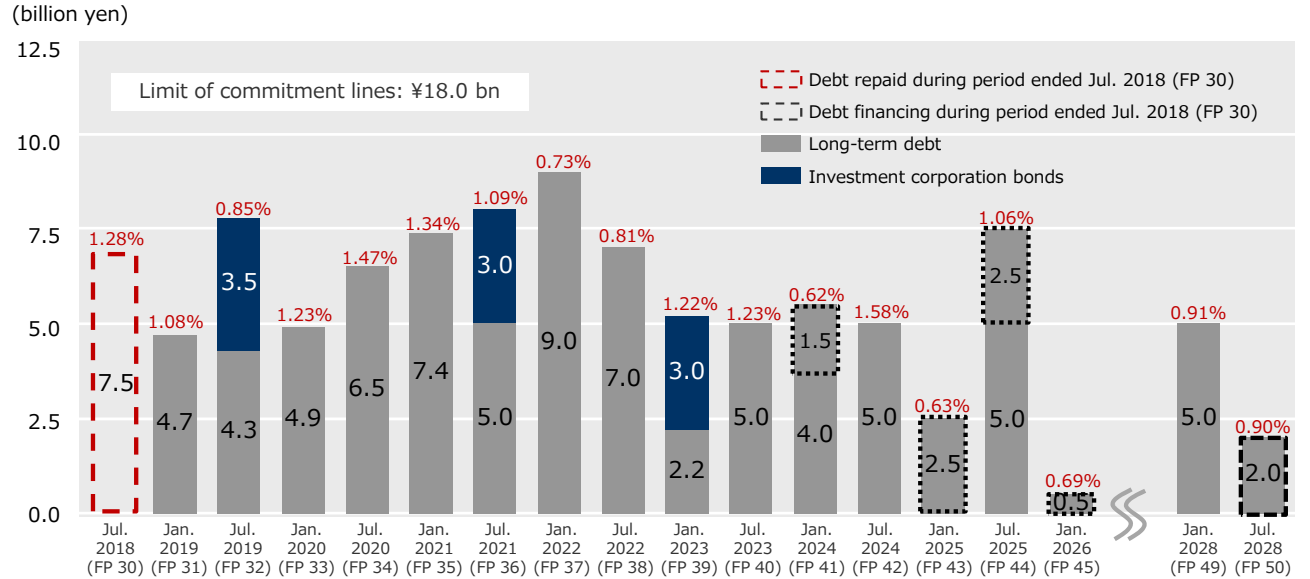
	End of Jul. 2018 (FP 30)	End of Jan. 2018 (FP 29)	Change
Total Interest-Bearing Debt	93.5 billion yen	92.0 billion yen	+1.5 billion yen
Average Interest Rate	1.07%	1.17%	-0.1 pts
Average Duration	3.91 years	3.76 years	+0.15 years
Long-Term Fixed-Rate Ratio	100%	100%	-
LTV / Total Assets	42.6%	42.2%	+0.4 pts
LTV Based on Appraisal Value	37.2%	38.2%	-1.0 pts
Acquisition Capacity ^(Note)	67.5 billion yen	60.9 billion yen	+6.6 billion yen

(Note) Assumed LTV based on appraisal value to be 50%

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



Breakdown by Repayment/Redemption Dates of Interest-Bearing Debt (as of End of Jul. 2018 (FP 30))



Borrowing made during the FP 30 (ended Jul. 2018)

- MUFG Bank ¥5.0 bn (6.5 years; 1.41%) ⇒ ¥2.5 bn (6.5 years; 0.63%)
 ⇒ ¥2.5 bn (7 years; 0.65%)
- MUFG Bank ¥0.5 bn (5 years; 1.08%) ⇒ ¥0.5 bn (7.5 years; 0.69%)
- Dai-Ichi Life Insurance ¥2.0 bn (5 years; 0.99%) ⇒ ¥2.0 bn (10 years; 0.90%)
- Nippon Life Insurance ¥1.5 bn (5.5 years; 0.6%)

Interest-bearing debt to be due during FP 31 ending Jan. 2019

- Mizuho Bank ¥1.7 bn (7 years; 1.49%)
- The Norinchukin Bank ¥3.0 bn (5 years; 0.85%)

Interest-bearing debt to be due during FP 32 ending Jul. 2019

- 4th Unsecured Investment Corporation Bonds ¥3.5 bn (5 years; 0.399%)
- MUFG Bank ¥2.0 bn (7 years; 1.37%)
- MUFG Bank ¥0.4 bn (7 years; 1.32%)
- Sumitomo Mitsui Trust Bank ¥0.4 bn (7 years; 1.32%)
- MUFG Bank ¥1.5 bn (5.5 years; 0.96%)

Rating

JCR	Long-Term: AA- (Stable)
R&I	A+ (Stable)
S&P	Long-Term: A (Stable) Short-Term: A-1

TOKYU REIT's Debt Management Policy

- High long-term debt ratio that does not depend on short-term debt
- Control each period's repayment amount by long average duration of interest-bearing debt
- Control issuance of investment corporation bonds by focusing on highly-stable indirect finance
- Secure transparency of effective interest rate level by not applying financing fee

Status of Appraisal Value at the End of Fiscal Period

■ Appraisal Value at the End of Period

	End of Jul. 2018 (FP 30)	End of Jan. 2018 (FP 29)	Change
Number of Properties	29 Properties	29 Properties	-
Appraisal value	263.7 billion yen	258.3 billion yen	+5.3 billion yen
Book value	210.0 billion yen	210.6 billion yen	-0.6 billion yen
Unrealized gains	53.6 billion yen	47.6 billion yen	+5.9 billion yen
Unrealized gains over book value	25.6%	22.6%	+3.0pts
Cap Rate	3.62%	3.65%	-0.03pts

■ Changes in Each Property (Comparison with Previous Fiscal Period)

< Appraisal Value >

(Number of Properties)

	End of Jul. 2018 (FP 30)	End of Jan. 2018 (FP 29)
Increase	24	23
Unchanged	5	5
Decrease	0	0

< Cap Rate >

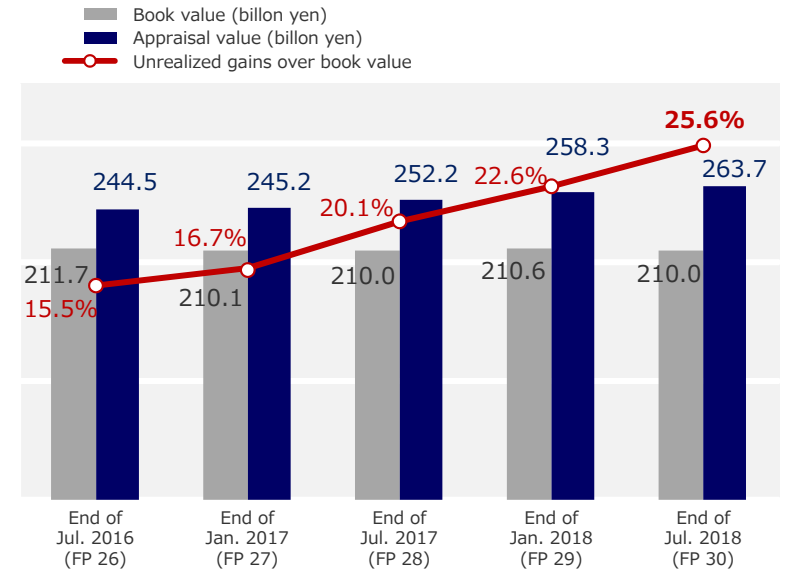
(Number of Properties)

	End of Jul. 2018 (FP 30)	End of Jan. 2018 (FP 29)
Decrease	23	18
Unchanged	6	10
Increase	0	0

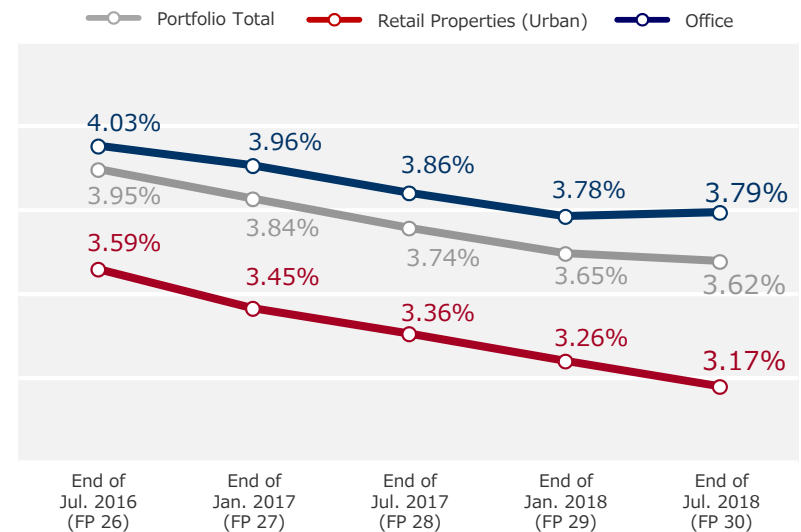
* Properties acquired during the period are excluded

* Please refer to page 41 for details of appraisal value of each property at the end of fiscal period

■ Changes in Appraisal Value at the End of Fiscal Period, Book Value and Ratio of Unrealized Gains



■ Changes in Cap Rate

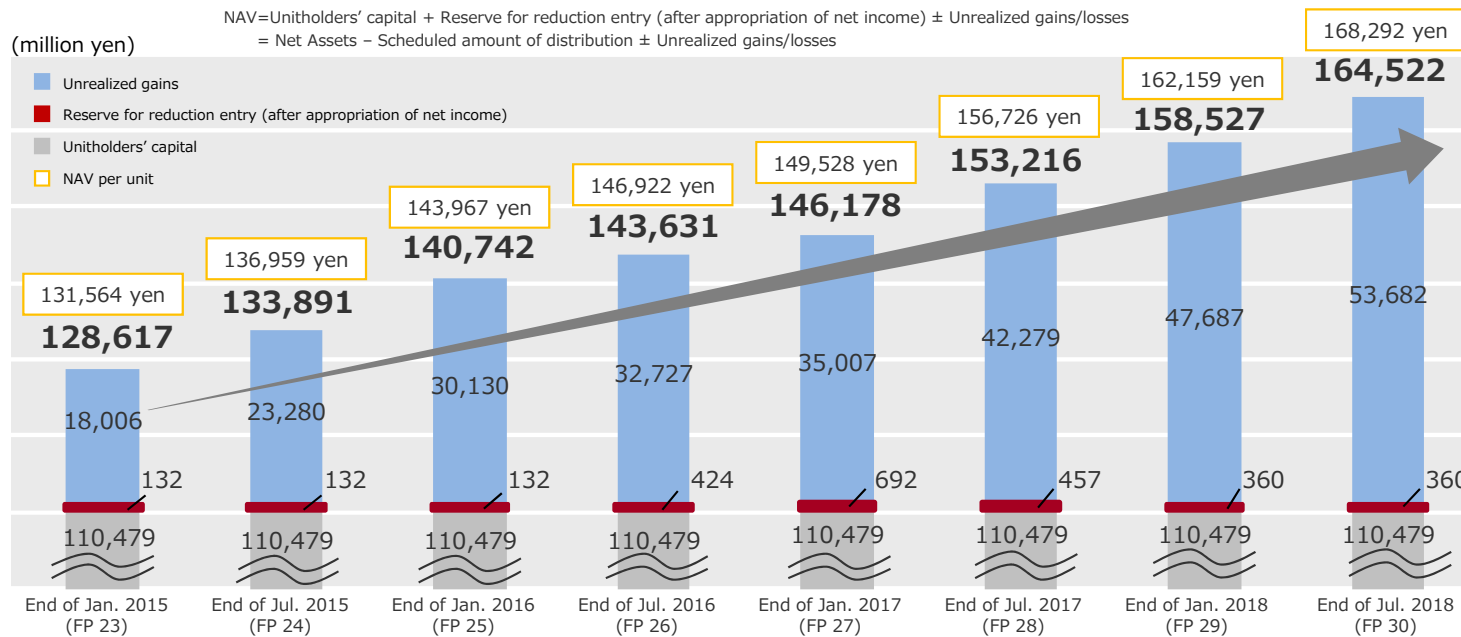


2. Investment Performance Results and Future Outlook

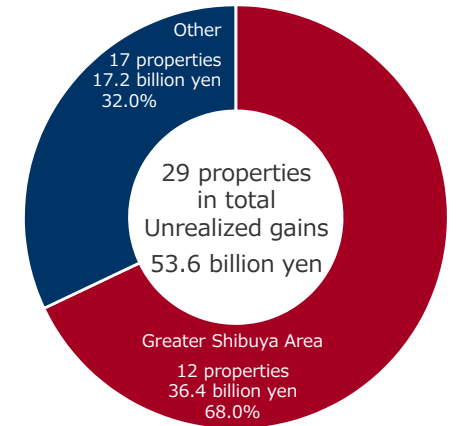
Change in NAV

NAV of TOKYU REIT will continue to increase with the growth of the investment area centering on Greater Shibuya Area (Note)

Change in NAV

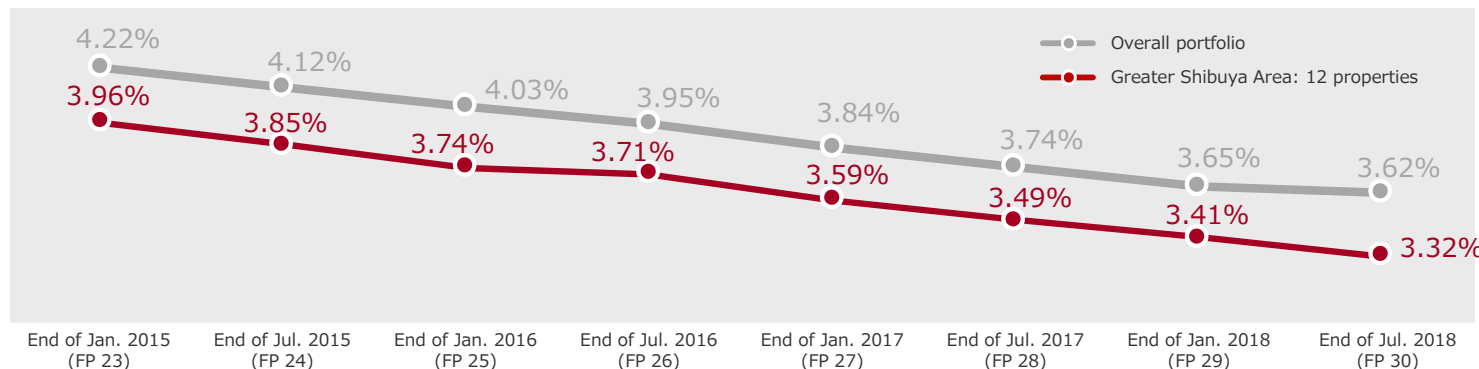


<Breakdown of unrealized gains> End of July 2018 (FP 30)



- *Greater Shibuya Area 12 properties
- QFRONT
 - TOKYU REIT Omotesando Square
 - cocoti
 - Daikanyama Forum
 - Tokyu Nampoedai-cho Building
 - Tokyu Ikejiri-ohashi Building
 - Lexington Aoyama
 - TOKYU REIT Shibuya Udagawa-cho Square
 - CONZE Ebisu
 - KALEIDO Shibuya Miyamasuzaka
 - Tokyu Sakuragaoka-cho Building
 - TOKYU REIT Shibuya R Building

(Reference) Change in Cap Rate



(Note) Within a 2.5km radius from Shibuya Station

<Top 5 properties with the largest unrealized gains in Greater Shibuya Area>

Ranking	Property name	Appraisal Value at the End of Period	Unrealized gains
1	QFRONT	29.8 billion yen	16.1 billion yen
2	TOKYU REIT Shibuya Udagawa-cho Square	12.6 billion yen	6.0 billion yen
3	TOKYU REIT Shibuya R Building	9.2 billion yen	3.8 billion yen
4	Tokyu Sakuragaoka-cho Building	9.7 billion yen	3.1 billion yen
5	TOKYU REIT Omotesando Square	8.0 billion yen	2.4 billion yen

<Top 5 properties with the largest unrealized gains in Other Area>

Ranking	Property name	Appraisal Value at the End of Period	Unrealized gains
1	Tokyu Toranomon Building	19.9 billion yen	3.5 billion yen
2	TOKYU REIT Shinjuku Building	12.0 billion yen	3.2 billion yen
3	Akihabara Sanwa Toyo Building	6.2 billion yen	1.7 billion yen
4	Tokyu Bancho Building	14.2 billion yen	1.7 billion yen
5	Tokyo Nissan Taito Building	5.5 billion yen	1.6 billion yen

Future Property Replacement and Utilization of Funds from Sales (up to 2020)

Recognition of Current Status

Real estate price level in the Tokyo Metropolitan Area

The sales and replacement phase in the “Long-Term Investment Management Strategy (Surf Plan)” (Note 1) is expected to continue until 2020

Progress in development of Tokyu rail network hub by sponsor

The price of real estate in the Tokyu Areas is expected to continue rising in 2020 onward as development in the Greater Shibuya Area (Note 2) and the Tokyu Areas will be implemented continuously following the redevelopment of the area surrounding Shibuya Station

Level of P/NAV

P/NAV is discounted due to the increase in NAV associated with the increase in unrealized gain of owned properties

Property Replacement

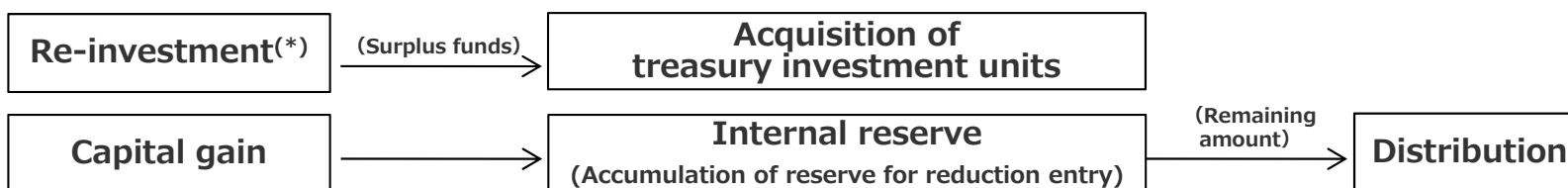
Properties located in Central Tokyo (mainly office buildings)

Proactively promote property replacement based on the “Long-Term Investment Management Strategy (Surf Plan)”

Properties located in Greater Shibuya Area and Tokyu Areas

Promote the exchange of properties with sponsors based on the “Capital Re-investment Model” (Note 3)

Use of funds from sales of properties

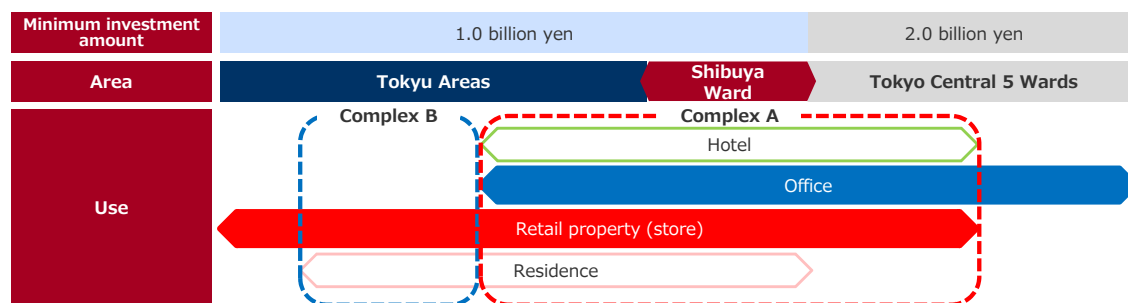


(Note 1) An idea to secure capital gains while replacing properties, and achieve improvement of portfolio quality through a value and contrarian investment approach that focuses on the cyclicity of real estate prices (refer to page 24)

(Note 2) Within a 2.5km radius from Shibuya Station

(Note 3) An idea to aim for ceaseless value enhancement in investment targeted area through sponsor collaboration in line with stages of life of property (refer to page 25)

(*) Image of re-invested properties



Recently acquired properties

Maison Peony Toritsudaigaku 1,200 million yen (acquired on November 15, 2017)	Lucid Square Ebisu 4,500 million yen (acquired on August 1, 2018)	REVE Nakameguro (land with leasehold interest) 1,150 million yen (scheduled to be acquired on September 27, 2018)

3. Investment Management Strategy



Maison Peony Toritsudaigaku

Investment Policy

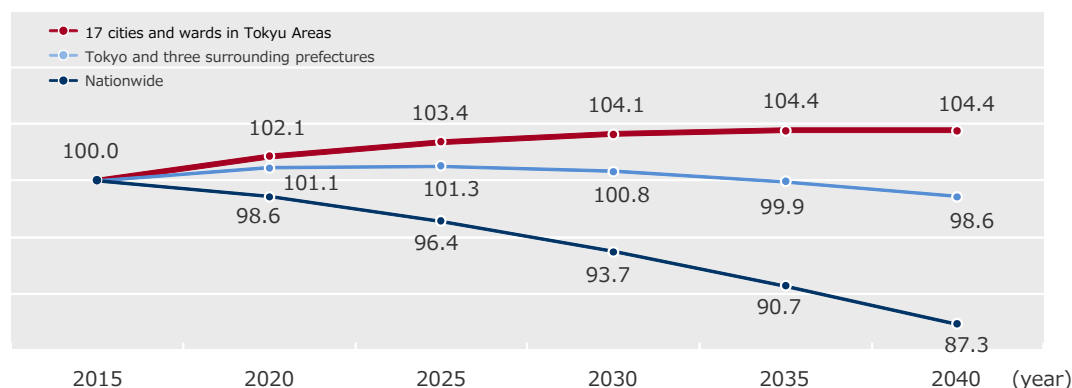
Investment in “Highly Competitive Properties” in “Areas with Strong Growth Potential”

■ Areas with Strong Growth Potential

- Investment limited to the Tokyo Metropolitan Area
- Concentrated Investment in Tokyo’s central 5 wards where office demand concentrates and in areas along Tokyu rail lines where the population continues to be on an upward trend (over 85% of investments are conducted in these areas)

	Investment areas	Holding ratio based on acquisition price	
			As of end of July 2018
Focused investment areas	Tokyo Central 5 Wards	85% or more	93%
	Tokyu Areas		
Other	Tokyo Metropolitan Area centering on Tokyo, Kanagawa, Saitama and Chiba Prefectures excluding Tokyo Central 5 Wards and Tokyu Areas	15% or lower	7%

Population Forecasts for Tokyu Areas (Year 2015 = 100)



Source: Tokyu Corporation “Fact Book 2018”

■ Highly Competitive Properties

• Focus on location

Offices are primarily located within a seven-minute walk from the nearest station

(The ratio of properties within a 3-minute walk from station is 79%)

For retail properties, various surveys and analysis in many aspects including purchasing power potential of the trade zone, growth potential, compatibility of tenants with the trade zone, and status of competition are conducted

• Use of Target Properties

1. Office properties
2. Retail properties
3. Complexes that include office or retail properties (Note 1)

• Minimum investment amount per property

4 billion yen, in principle, except for the following cases (Note 2)

Tokyu Areas (including Shibuya Ward)	Tokyo’s central 5 wards (excluding Shibuya Ward) (Note 3)	Land with leasehold interest
1.0 billion yen	2.0 billion yen	1.0 billion yen

• Earthquake resistance

Control earthquake risks due to investment limited to regions through portfolio PML (at 10% or lower)

< Total return orientation >

In addition to income gains of each period, also focus on future property value (terminal value) stability and liquidity

(Note 1) When a hotel is included in the complex, the hotel portion shall, in principle, meet the following criteria.
 1. A lease agreement which can reduce business/operational risks of the hotel (e.g. fixed rent + sales-linked rent, etc.) shall be concluded.
 2. The tenant (the body operating the hotel) shall be Tokyu Corporation and its subsidiaries or shall possess operational skills equal to those of Tokyu Corporation and its subsidiaries.

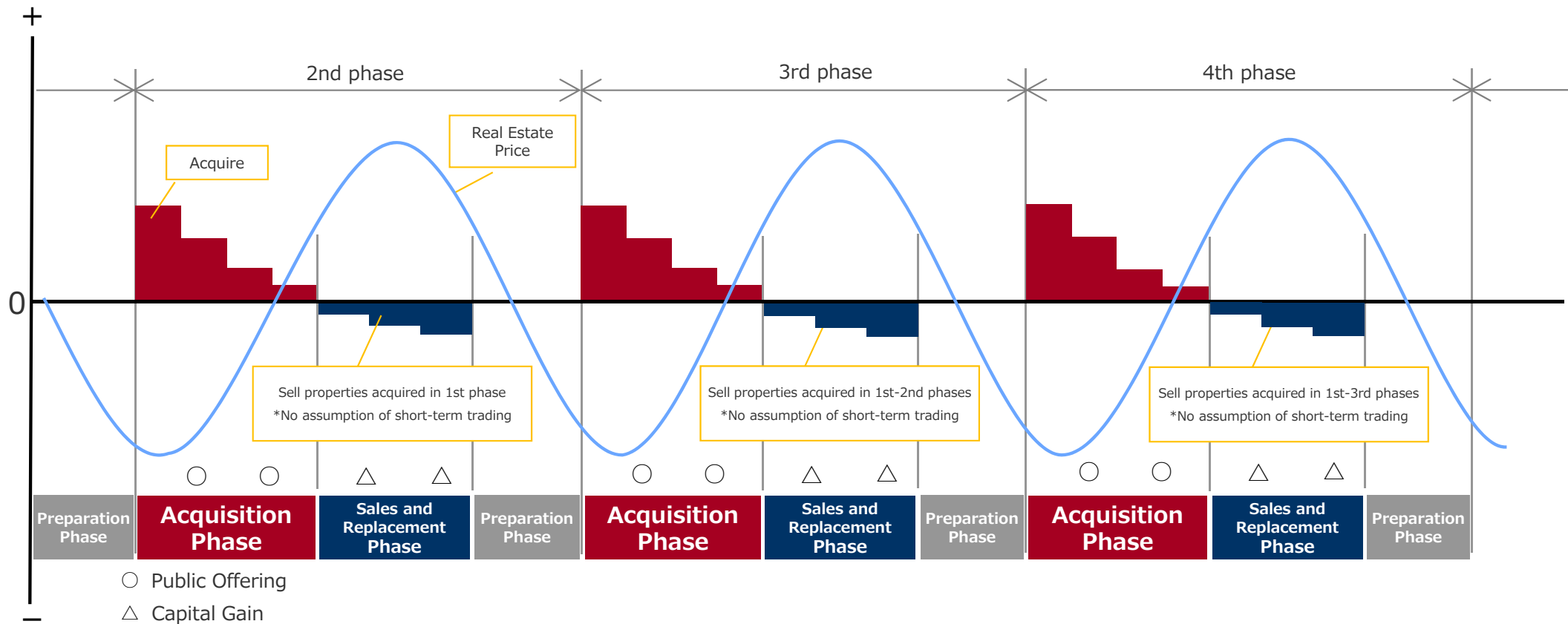
(Note 2) The portfolio shall maintain 80% or higher ratio of properties with the investment amount per property of 4 billion yen or larger.

(Note 3) Chiyoda, Chuo, Minato and Shinjuku wards, and other major commercial and retail districts of Tokyo.

Long-Term Investment Management Strategy (Surf Plan)

Value & Contrary

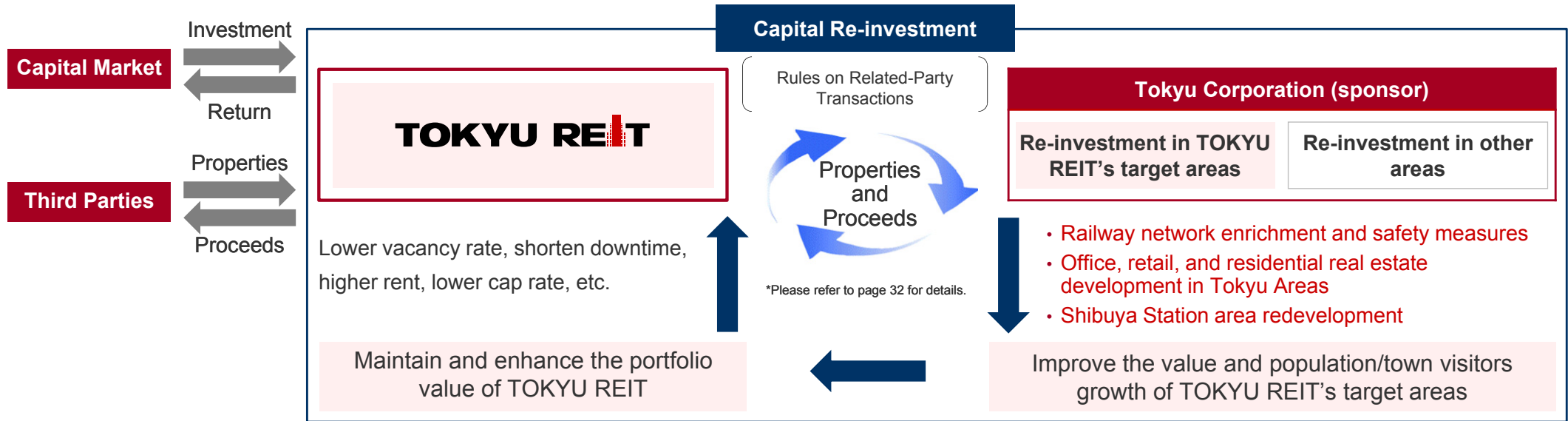
Through a value and contrarian investment approach ^(Note) that focuses on the cyclicity of real estate prices, TOKYU REIT secures capital gains while replacing properties, and achieves improvement of portfolio quality (rejuvenating average age of properties, etc.).



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

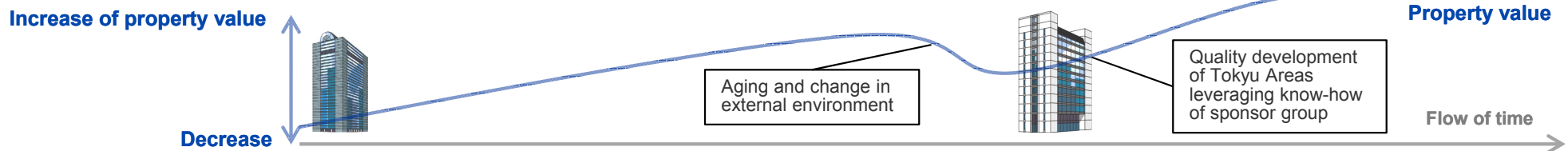
Investment Strategy through Sponsor Collaboration (Capital Re-investment Model)

Continuous value enhancement of portfolio with overlap of investment target area of sponsor and TOKYU REIT



Sponsor Collaboration in Line with Stages of Life of Property (medium- to long-term)

Aim for ceaseless value enhancement in investment targeted area through division of roles with sponsor

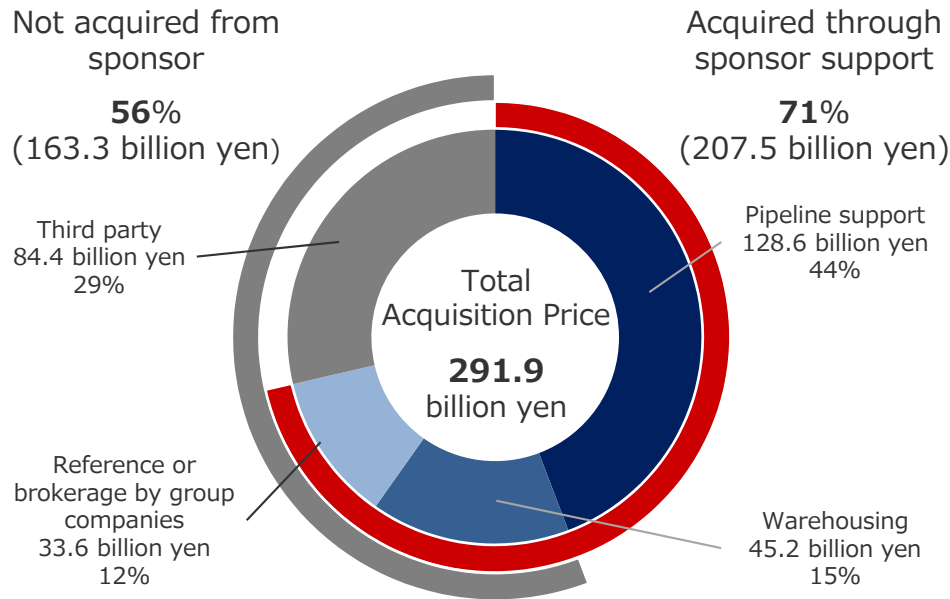


Owner		Sponsor	TOKYU REIT	Sponsor	TOKYU REIT
Stages of property		Development	Management	Redevelopment	Management
Division of roles	TOKYU REIT	—	Attracting prime tenants Effective renovations	—	Attracting prime tenants Effective renovations
	Sponsor	Enhancement of added value of Tokyu Areas through property development	Re-investment of funds from sales in Tokyu Areas, etc.	Enhancement of added value of Tokyu Areas through redevelopment	Re-investment of funds from sales in Tokyu Areas, etc.

Sponsor Collaboration

■ Status of Pipeline Support

TOKYU REIT owns preferential negotiation rights for selling properties owned by the sponsor



■ Example of Capital Re-investment Model

Tokyu Saginuma Building



- 1978: Developed by sponsor
- 2003: Acquired from sponsor
- 2011: Renewal (GMS→NSC)
- 2016: Transferred to sponsor
- Future: Scheduled to be redeveloped in line with the redevelopment in the vicinity of the station

■ Collaboration Cases

Aims for enhancement of asset value by attracting tenants and making strategical investments through collaboration with Tokyu Group

Setagaya Business Square



Property co-owned with Tokyu Group

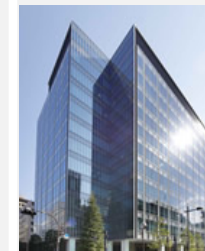
TOKYU REIT

Own 55% of co-ownership interest

Tokyu Corporation and its subsidiaries

Own 45% of co-ownership interest

Tokyu Bancho Building



Trust beneficiary interest of the 95.1% compartmentalized ownership interest is owned by two companies

TOKYU REIT

Own 49% of quasi-co-ownership interest

Tokyu Corporation

Own 51% of quasi-co-ownership interest

REVE Nakameguro (land with leasehold interest) (Note)



Property jointly acquired with Tokyu Corporation

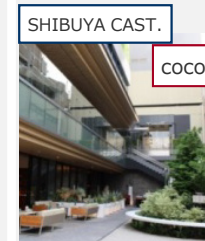
TOKYU REIT

Own the land with leasehold interest

Tokyu Corporation

Own the building with a leasehold

cocoti



- Installed a deck connected to SHIBUYA CAST., an adjacent property

- Improved traffic line and conducted partnership in business, etc.

- Number of visitors increased by 12% year-on-year

(Note) REVE Nakameguro (land with leasehold interest) is scheduled to be acquired on September 27, 2018

4. ESG Measures



Setagaya Business Square

Environmental Measures

Obtain Certifications from External Assessment Institutions

■ DBJ Green Building Certification

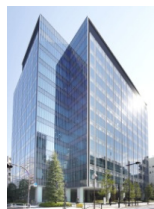
A certification program to evaluate real estate demonstrating environmental and social awareness in five grades with a scoring model developed originally by Development Bank of Japan Inc.

DBJ Green Building
2016 
Properties with exceptionally high environmental & social awareness



Setagaya Business Square

DBJ Green Building
2016 
Properties with excellent environmental & social awareness



Tokyu Bancho Building



cocoti

DBJ Green Building
2016 
Properties with high environmental & social awareness



Tokyu Toranomon Building



QFRONT

■ GRESB

Benchmark developed by a group of leading western pension funds. It evaluates the sustainability consideration of real estate companies and the managing entities.

Tokyu REIM has participated in GRESB Real Estate Assessment since 2014 and has continuously acquired "Green Star" rating, the highest category, since 2015.

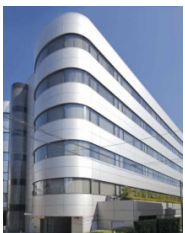


■ BELS

The third-party certification system to rate houses and buildings in accordance with duty to make effort to label energy saving performance in the Act on Improving Energy Consumption Performance for Architectural Structures.

The result is labeled by stars (1 to 5 stars).

Among TOKYU REIT's portfolio, Tokyu Ikejiri-ohashi Building obtained 2 stars.



Tokyu Ikejiri-ohashi Building

■ Classification and Evaluation System of Businesses Based on the Energy Conservation Law

A system to classify all businesses submitting regular reports on measures at factories and workplaces with regard to the Act on the Rational Use of Energy (Energy Conservation Law) into four classes of S, to C. TOKYU REIT continuously acquired "Class S," the highest ranking, from fiscal 2015.

Energy Saving Measures

■ Setagaya Business Square Renewal of Air Conditioning Facility (FP 26 -)

Expect annual reduction of 30.6% in electricity usage of the air-conditioning related equipment from upgrading.



Social Contribution (1)

■ Regional contribution/Enhancement of tenant satisfaction

• Setagaya Business Square **TOKYU REIT** **Sponsor**

<Participated in a local event> (August 2018)



Provided the site of the property and part of common use facility for the event hosted by Yoga Summer Festival execution committee and others

Deployed security staff to support the safe management of the event

• Tokyu Bancho Building **TOKYU REIT** **Sponsor**

<Installed docking port for Community Cycle> (from August 2018)

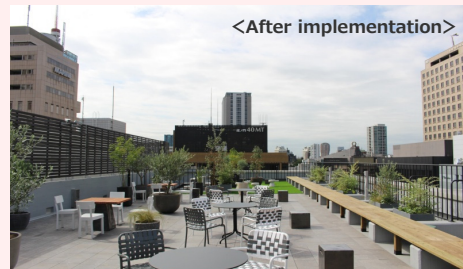


Installed bicycle docks for Chiyokuru, community bicycle network of Chiyoda Ward, in part of the site of the property

Contribute to enhanced convenience in the local area while reduction in CO₂ emission and mitigation of traffic congestion can be expected

• TOKYU REIT Toranomom Building **TOKYU REIT**

<Rooftop renovation> (October 2016)

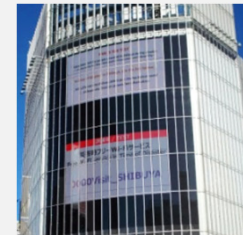


Installing smoking area and refreshing space

■ Response to emergency

• QFRONT **TOKYU REIT** **Sponsor**

<Participated in "Council for Measures for People Having Difficulty Returning Home in Shibuya Station Area" in which Tokyu Corporation acts as secretariat and a large-scale training conducted by the Tokyo Metropolitan Government and Shibuya Ward> (February 2017)



Showed emergency information issued by Shibuya Ward by using a large screen of the property in a large-scale training in which approximately 4,300 people participate

<Conducted joint training for explosive ordnance disposal as a countermeasure against terrorism> (March 2016)



Conducted a joint training in which the Metropolitan Police Department, Shibuya Police Station, tenants, sponsor (Tokyu Corporation), etc. participated at the property

• Each Property **TOKYU REIT** **Sponsor**

<Installed disaster-relief vending machines>



Installed 10 vending machines having a function to discharge goods within them and can provide goods free of charge at the time of emergency including disasters in 6 properties

Social Contribution (2)

Striving to develop human resources at the Investment Management Company in collaboration with Tokyu Corporation (sponsor)

■ Human resource development

Tokyu Corporation (sponsor)

Nadeshiko Brand selected for 6 consecutive years
(Ministry of Economy, Trade and Industry, Tokyo Stock Exchange)



New Diversity Management Selection 100
(Ministry of Economy, Trade and Industry)



Health & Productivity Management Organization selected for 4 consecutive years
(Ministry of Economy, Trade and Industry, Tokyo Stock Exchange)



• Various training programs

- New employee training
- Training by work responsibility (5 courses, targeting all new employees assuming each work responsibility)
- Various dispatch training (20 courses)
- Correspondence education (self-enlightenment), etc.

Tokyu REIM (Asset Management Company)

48 (27 are seconded employees)

Process

1. Maintenance and enhancement of an appropriate process

Emphasizing the following points with an aim to appropriately protect investors and aiming to develop and manage an investment process with highly effective governance.

1. Governance designed to promote actions for pursuing the best interests of customers and fair treatment of customers
2. Internal management ensuring compliance and risk management
3. Management of conflict of interest realizing both sponsor collaboration and independence

Human resources

2. Deployment and development of human resources

Emphasizing the following points under the recognition that human resources is the base of asset management and intending to strengthen organizational capability to pursue the best interests of customers by deploying and developing human resources that are sufficient in terms of both "quality" and "quantity".

1. Sincerity and sense of ethics
2. Assessment ability backed by deep knowledge and insight into investment target areas and real estate
3. Sufficient ability to communicate with stakeholders

×

Various systems and measures

• Development of a comfortable working environment/diversity

- Ratio of female employees 48%
- Development of maternity, childcare and nursing care leave system, short-time work system, etc.

• Human resource development

<Various trainings >(results in fiscal 2017)

• Compliance training	11 times (themes are changed every month)
• Diversity training	2 times
• Harassment training	1 time, etc.
• Training by job class	1 time and other

<Support system for acquiring qualifications>

Enrichment of subsidy system for acquiring qualifications designated by the company

Major qualifications

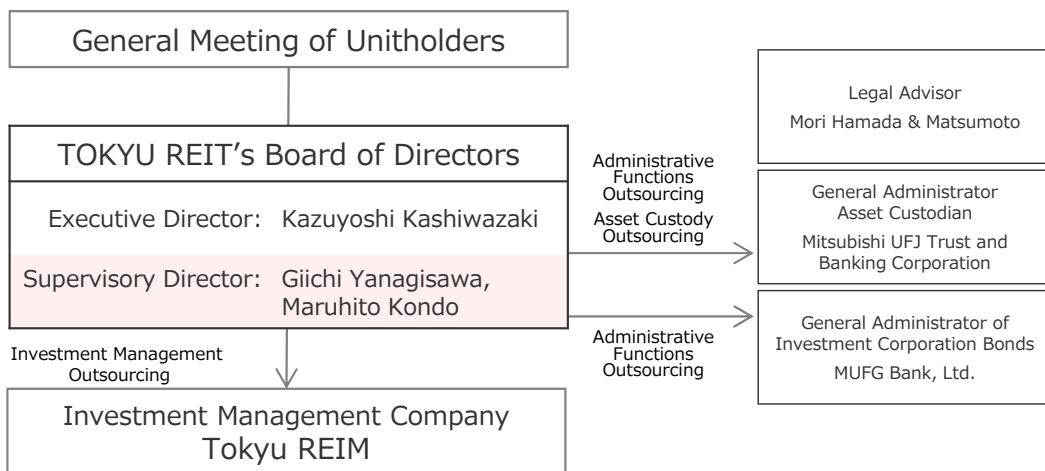
- 4 Real Estate Appraisers and 20 Real Estate Notaries
- 12 ARES Certified Masters (including associates)
- 5 Certified Building Administrator, etc.

Governance (1)

- Governance Structure of TOKYU REIT Involvement of independent outside board members



Accounting Auditor: PricewaterhouseCoopers Aarata LLC



Status of Board of Directors' Meetings Held (Ended Jul. 2018 (FP 30))

- 11 meetings held (1.8 meetings per month)
- 23 resolutions and 83 reports in total (2 resolutions and 7.5 reports per meeting in average)
- Attendance
 - Kazuyoshi Kashiwazaki (Executive Director) 100%
 - Giichi Yanagisawa (Supervisory Director) 100%
 - Maruhito Kondo (Supervisory Director) 100%
 - General Administrator 100%

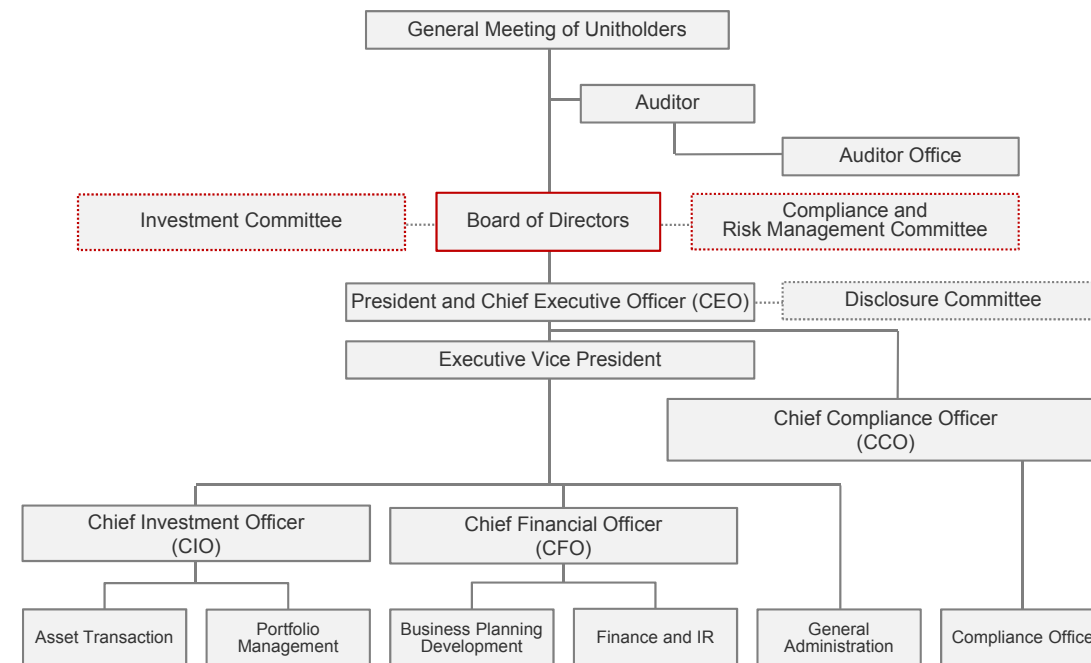
Cooperation between Supervisory Directors and Accounting Auditor

- Accounting Auditor and directors of TOKYU REIT meet each period to exchange information
- Financials in (Ended Jul. 2018 (FP 30)) were audited by:
 - Company: PricewaterhouseCoopers Aarata LLC
 - Name: Takashi Sasaki (5 period), Takeshi Yamaguchi (3 period)

*() indicates number of continuous audit periods to date

Tokyu REIM (Investment management company)

Accounting Auditor: Ernst & Young ShinNihon LLC



Board of Directors
 Function: Decision-making on management strategy
 Members: Representative director & president, representative director & executive vice president, 2 full-time directors, and 3 part-time directors from sponsor ^(Note) and 2 part-time auditors

Compliance and Risk Management Committee
 Function: Advisory on compliance and risk management, and related parties transactions
 Members: 2 part-time directors, and 2 **external committee members**

Investment Committee
 Function: Advisory on investment decisions
 Members: Representative director & president (committee chairman), representative director & executive vice president, 3 directors and 1 appraiser

(Note) April 1, 2018 onward

Governance (2)

■ Investment Management Fee

Incentive system which “the Investment Management Company is in the same boat as unitholders”

Investment management fee is linked to “appraisal value of assets”, “cash flow” and “price of investment unit,” which are the three indexes indicating unitholder value, and acquisition incentive fees, etc. that are not recorded in the income statement are not adopted.

<Investment management fee structure and remuneration>

Remuneration	Criteria for calculation	Remuneration Ended Jul. 2018 (FP 30)
	Reason for adoption	
Base 1 (Linked to asset valuation)	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)	¥320 mn
	It will be linked not to the total investment amount but to the total asset valuation and motivate the enhancement of asset value even after the acquisition of properties.	
Base 2 (Linked to cash flow)	Standard cash flow in current period ^(Note) × 6.0% (5.7% for the portion exceeding 5.0 billion yen and 7.5 billion yen or less) (5.4% for the portion exceeding 7.5 billion yen)	¥258 mn
	Motivating the increase of distributions through the increase in rent revenue and reduction of expenses.	
Incentive Fee (Linked to investment unit price)	(Average price in current period - Highest average price over all previous periods) × number of units × 0.4%	Not occurred
	It will motivate the increase in investment unit price and efforts on the overall asset management business such as finance, IR, governance and compliance in addition to the normal asset management business will be enriched.	

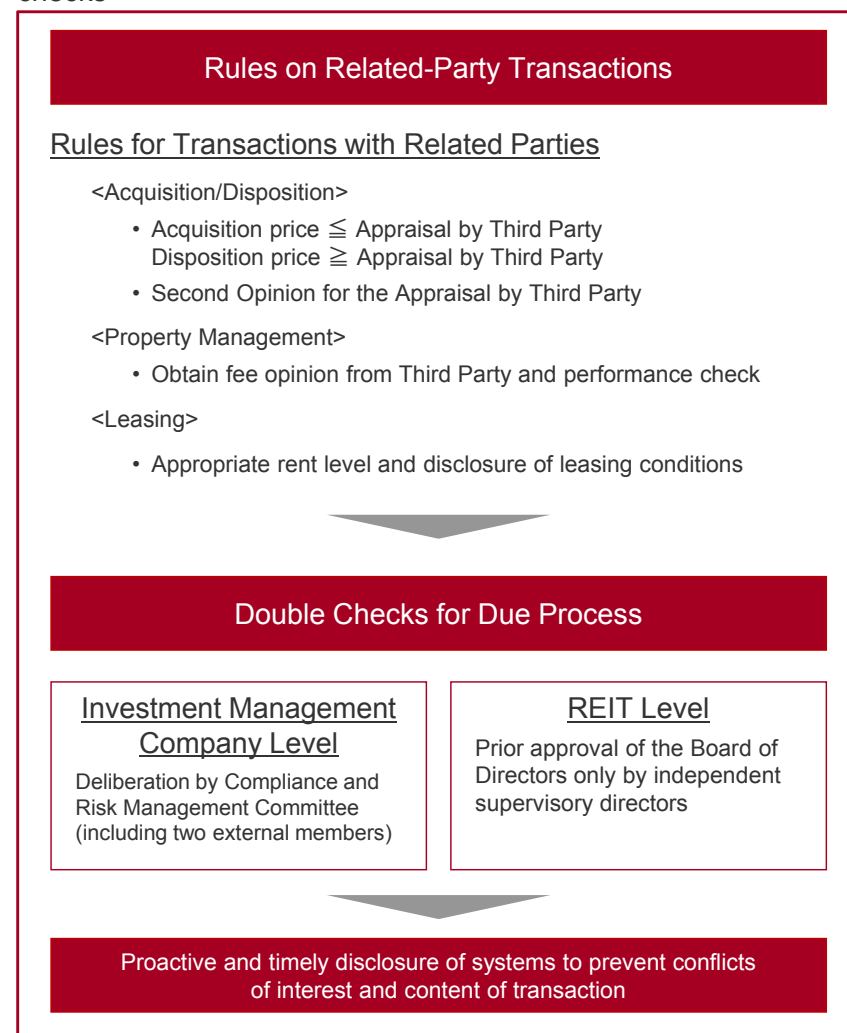
(Note) Standard cash flow here shall be the amount derived by subtracting an amount equivalent to 50% each of profit or loss from the sale of specified assets and profit or loss from the valuation of specified assets from the net income before income taxes, plus depreciation and amortization of deferred assets.

* 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.

■ Measures Against Conflicts of Interest

Strict rules support sponsor collaboration

Development of self-imposed rules on transactions with related parties and measures to avoid conflicts of interest through multiple checks



5. About Our Sponsor



Current status of development surrounding Shibuya Station

(Photographed in August 2018)

Overview of Tokyu Corporation

■ Outline of Sponsor

- With Shibuya as its base, it develops the railway businesses on 8 lines with a total length of 104.9km in the southwestern part of Tokyo and Kanagawa Metropolitan Areas and is used by 3.18 million people per day (Note 1) (second largest number of users following Tokyo Metro among major private railways).
- The population of the Tokyu Areas (17 cities and wards) where Tokyu rail lines pass through is approximately 5.38 million people. Tokyu Corporation develops and owns many rental properties mainly in the Tokyu Areas and develops business in various fields that are closely related to daily living.

■ Tokyu Areas

Area: 492 m²

Population:

5.38 million (including foreign nationals)

5.25 million (only Japanese nationals)

Both account for 15% of Tokyo Metropolitan Area (Tokyo and three surrounding prefectures)

(Basic Resident Register as of January 1, 2017)

Taxable income per capita:

1.5 times the national average

Households with income of 10 million yen or more:

290 thousand households

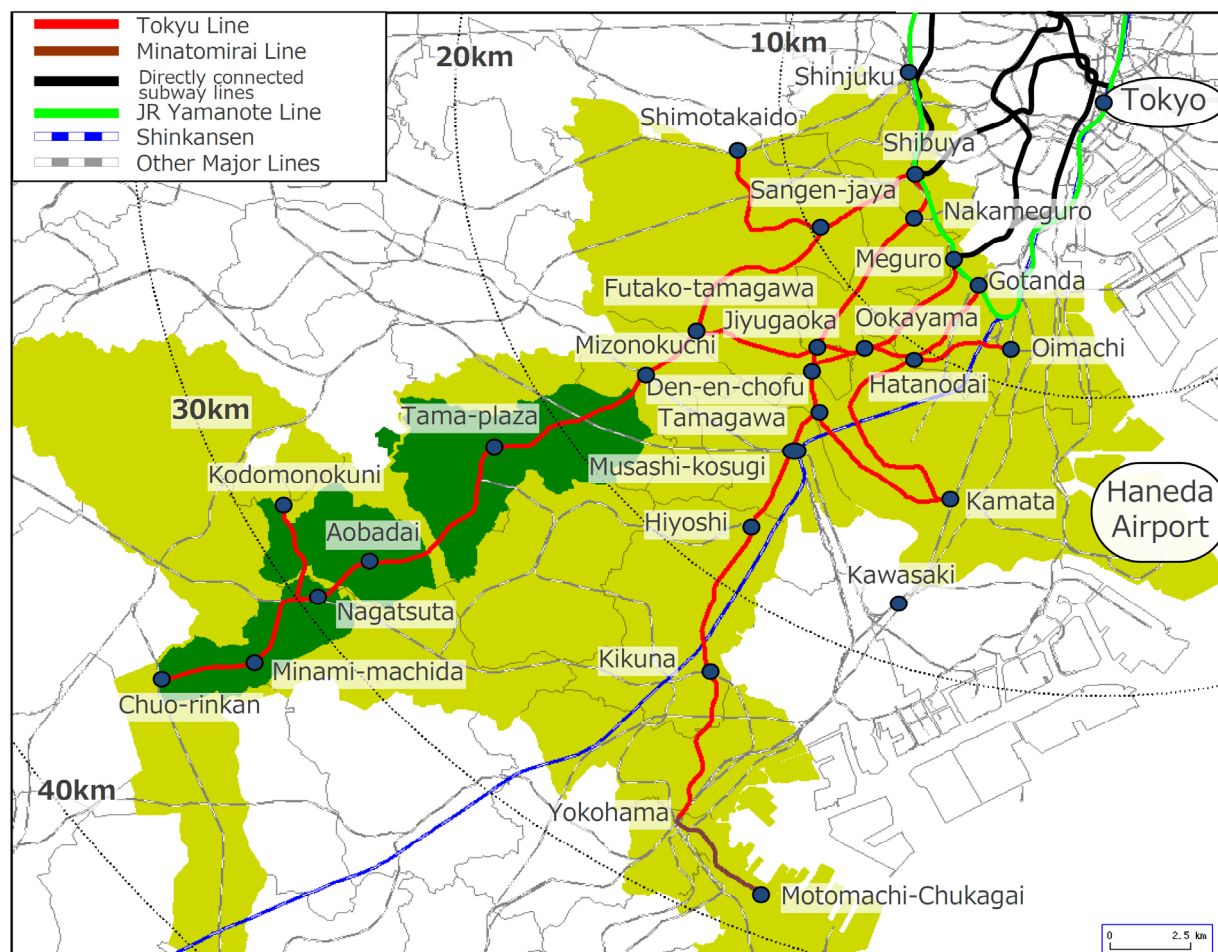
Account for 22% of Tokyo Metropolitan Area (Tokyo and three surrounding prefectures)

(Housing and Land Survey, 2013)

Size of consumption expenditure in the area:

8,490.3 billion yen (estimate) (Note 2)

< Tokyu Lines Route Map and Tokyu Areas >



Source: IR material of Tokyu Corporation

(Note 1) Result of fiscal 2016

(Note 2) Calculated by multiplying preliminary figures of "Average consumption expenditure of all households" ("Annual Report on Family Income and Expenditure Survey, 2017" of Ministry of Internal Affairs and Communications) of Tokyo's wards, Yokohama City and Kawasaki City by "the number of households" ("Outline of Population in Basic Resident Register" of Ministry of Internal Affairs and Communications) of respective 17 cities and wards along the railway line

5. About Our Sponsor

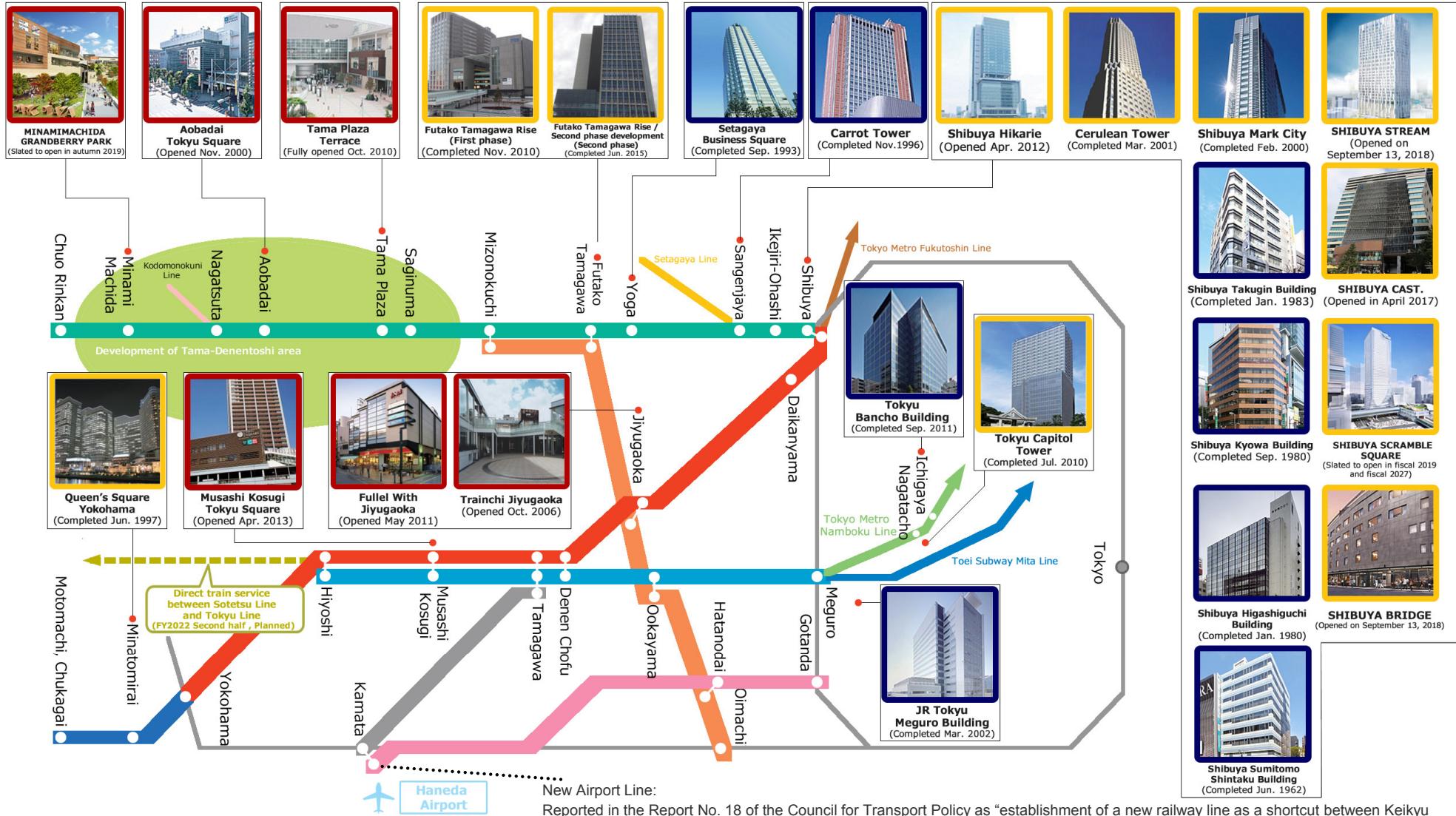
Major Properties Owned by Tokyu Corporation

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

Office

Retail

Complexes



Status of Redevelopment around Shibuya Station

Redevelopment of Greater SHIBUYA (extensive Shibuya area) ^(Note) is in progress mainly by Tokyu Group



* 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.

1. SHIBUYA SCRAMBLE SQUARE



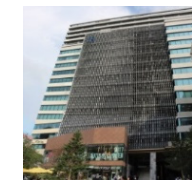
Implementing body	Tokyu Corporation, East Japan Railway Company, Tokyo Metro
Usage	Office, store, observation facility, parking lot, etc.
Total floor space	Approx. 276,000m ²
Height	East building: Approx. 230m Central building: Approx. 61m West building: Approx. 76m
Opening	East building: to be completed in fiscal 2019 (scheduled) Central building, west building: to be completed in fiscal 2027 (scheduled)

2. SHIBUYA STREAM



Implementing body	Tokyu Corporation, etc.
Usage	Office, store, hotel, hall, parking lot, etc.
Total floor space	Approx. 116,000m ²
Height	Approx. 180m
Opening	September 13, 2018

3. SHIBUYA CAST.



Implementing body	Shibuya Miyashitacho Realty
Usage	Office, store, apartment, etc.
Total floor space	34,981m ²
Height	Approx. 71m
Opening	April 28, 2017

*Connecting passage to adjacent building cocoti is installed

4. Dogenzaka 1-chome Ekimae Area



Implementing body	Dogenzaka 1-chome Ekimae Area Urban Redevelopment Association (Member: Tokyu Land Corporation)
Usage	Office, store, parking lot, etc.
Total floor space	Approx. 58,970m ²
Height	Approx. 103m
Opening	Autumn 2019 (scheduled)

5. Shibuya Station Sakuragaoka-guchi Area



Implementing body	Shibuya Station Sakuragaoka-guchi Area Urban Redevelopment Association (Member: Tokyu Land Corporation)
Usage	Office, store, residences, church, parking lot, etc.
Total floor space	Approx. 252,870m ²
Height	A1 building: Approx. 180m A2 building: Approx. 90m B building: Approx. 150m C building: Approx. 16.5m
Opening	To be completed in fiscal 2023(scheduled)

<Reference>

Greater SHIBUYA owned by TOKYU REIT ^(Note)
 List of properties within the area (12 Properties)

Acquisition Price: 93.2 billion yen
 Appraisal Value: 124.5 billion yen



(Note) Greater SHIBUYA (extensive Shibuya area) = area within radius of 2.5 km from Shibuya Station.

6. Appendix



Tokyu Toranomom Building

Portfolio Summary (1)

■ Portfolio Overview

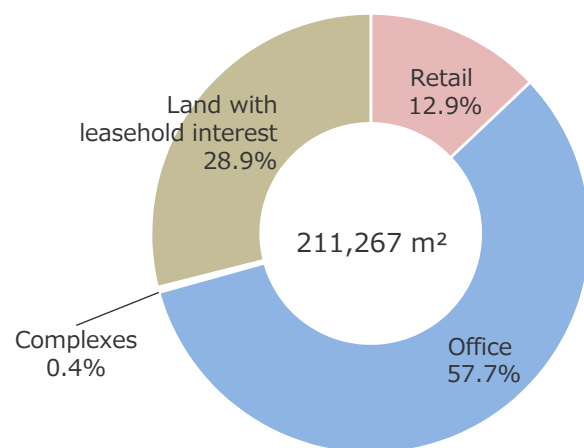
	Number of properties	Occupancy rate	Leasable area	Number of tenants	Acquisition price	NOI Yield	NOI yield after depreciation
Retail	8	100.0%	27,321 m ²	52	71.1 billion yen	4.40%	3.68%
Office	18	98.8%	121,995 m ²	158	139.8 billion yen	4.47%	3.33%
Complexes	1	96.9%	852 m ²	25	1.2 billion yen	3.30%	2.30%
Land with leasehold interest	2	100.0%	61,097 m ²	2	11.3 billion yen	5.19%	5.19%
Sum total	29	99.3%	211,267 m ²	237	223.5 billion yen	4.48%	3.53%

■ Portfolio Overview

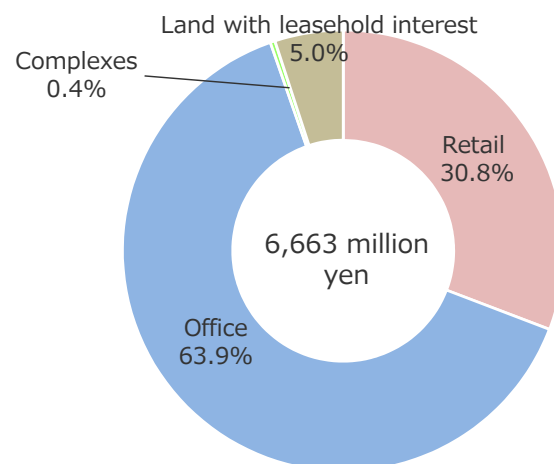
	End of Jul. 2018 (FP 30)	End of Jan. 2018 (FP 29)
Weighted Average Property Age	20.2 years	19.7 years
Portfolio PML ^(Note)	3.8%	3.8%

(Note) Probable Maximum Loss (PML) refers to the expected maximum loss ratio caused by earthquakes. Although there is no single authoritative definition of PML, PML as used here is the percentage of expected damages caused by a small- to large-scale earthquake that happens within the next 475 years to the replacement value. This figure was calculated by a third party who possesses expert knowledge upon request from TOKYU REIT. Calculations also include data relating to individual property surveys, assessment of building conditions, conformity to architectural design, surveys of local areas and structural evaluation. Damages in this instance refer to property damage and do not include secondary damages such as loss of life and damages to fixtures. In addition, damages are limited to structural damage and damages to facilities and building interior and exterior, and do not cover damages caused by earthquake fire and fire damage from surrounding facilities.

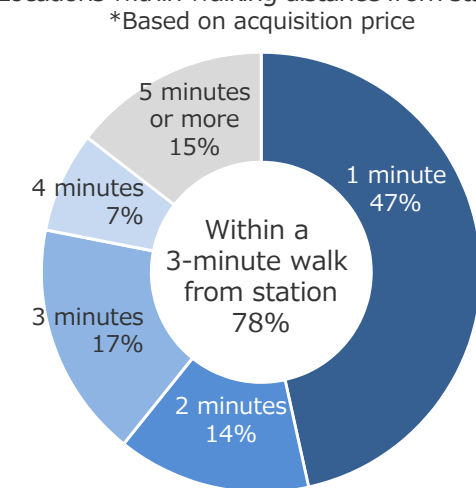
<Total Leasable Area by Segment>



<Rental Revenues by Segment>

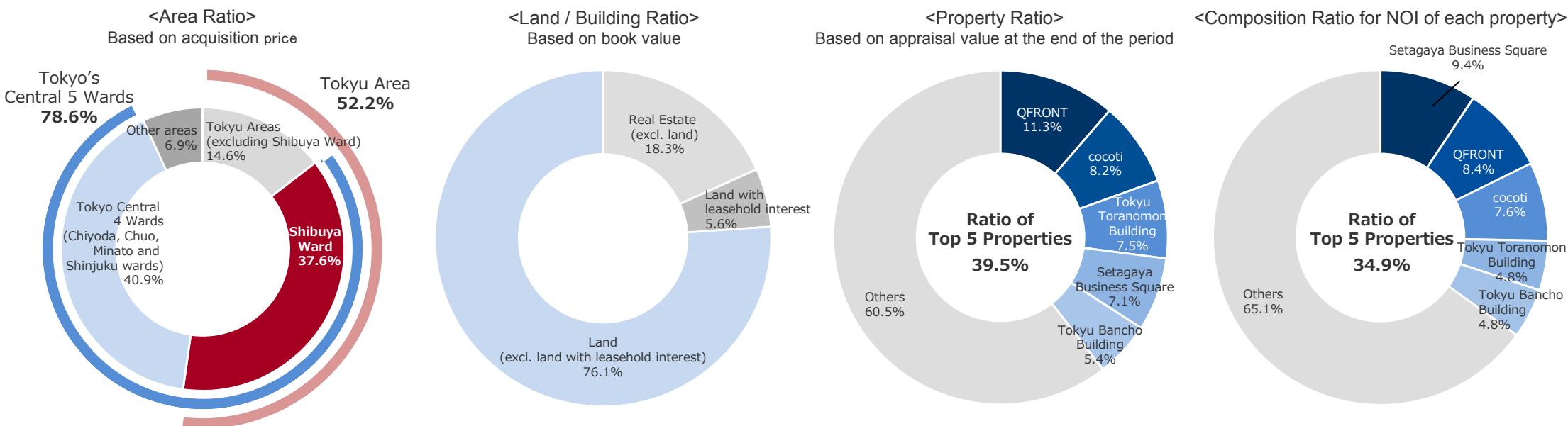


<Locations within walking distance from station>



Portfolio Summary (2)

■ Portfolio Data



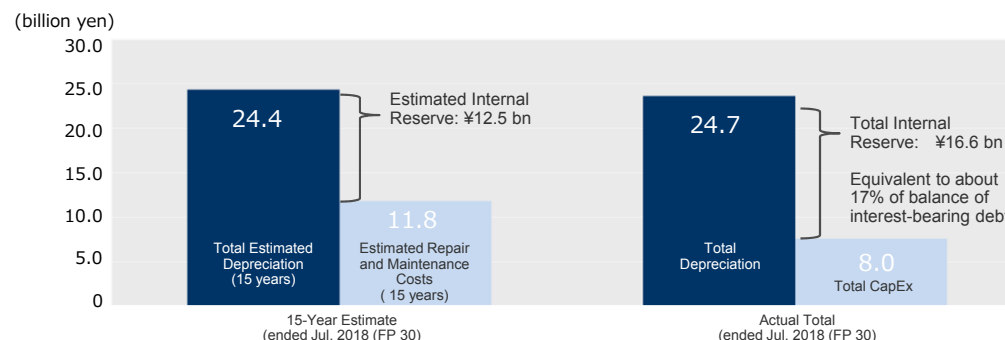
■ Major Tenants

Tenant name	Business category	Property name	Expiration date	Leased area (m ²)	Ratio (Note 1)	
1	DAIWA INFORMATION SERVICE Co., Ltd	Real estate	Shonan Mall Fill (land with leasehold interest)	3/31/2033	44,078.12	21.0%
2	OKI Electric Industry Co., Ltd.	Electric equipment	OKI System Center (land with leasehold interest)	3/26/2033	17,019.19	8.1%
3	Tokyu Corporation	Land transportation	Tokyu Nampeidai-cho Building	12/31/2021	7,148.18	3.4%
		Tokyu Sakuragaoka-cho Building	12/31/2021	3,878.36	1.8%	
		Setagaya Business Square (Note 2)	6/30/2020	688.57	0.3%	
4	VENDOR SERVICE CO., LTD.	Wholesale	Tokyu Toranomon Building	3/31/2020	5,907.30	2.8%
5	FUJITSU LIMITED	Electric equipment	TOKYU REIT Kamata Building	9/14/2018 (Note 3)	4,593.33	2.2%
6	TSUTAYA Co., Ltd.	Wholesale	QFRONT	12/14/2019	4,044.10	1.9%
7	Japan Post Insurance	Insurance	TOKYU REIT Toranomon Building	4/30/2018 (Note 3)	3,553.89	1.7%
8	Tokyu Agency Inc.	Service	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	1/31/2023	3,533.03	1.7%
9	OPT Holding Inc.	Other financial services	Tokyu Bancho Building (Note 4)	12/31/2018	3,388.15	1.6%
10	Netyear Group Corporation	Service	Tokyu Ginza 2-chome Building	9/30/2019	3,278.04	1.6%
Total of top 10 tenants in leased area					101,110.26	48.2%
Total leased area as of end of Jul. 2018 (FP 30)(29 properties)					209,804.87	100.0%

(Note 1) "Ratio" indicates ratio of tenant's leased areas to total leased area of 29 properties held as of the end of 30th FP.
 (Note 2) Leased area of tenants in Setagaya Business Square are calculated as 55% (the co-ownership interest ratio).
 (Note 3) Expiration date of contract for largest leased area in plural leased area.
 (Note 4) Leased areas for the tenants of Tokyu Bancho Building are indicated as 49% quasi-co-ownership interest of the 95.1% compartmentalized ownership interest of the trust beneficiary interest.

■ Balance of Depreciation and Repair and Maintenance Cost Estimates

The source of funds for CapEx is limited to the total 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 total depreciation estimates.

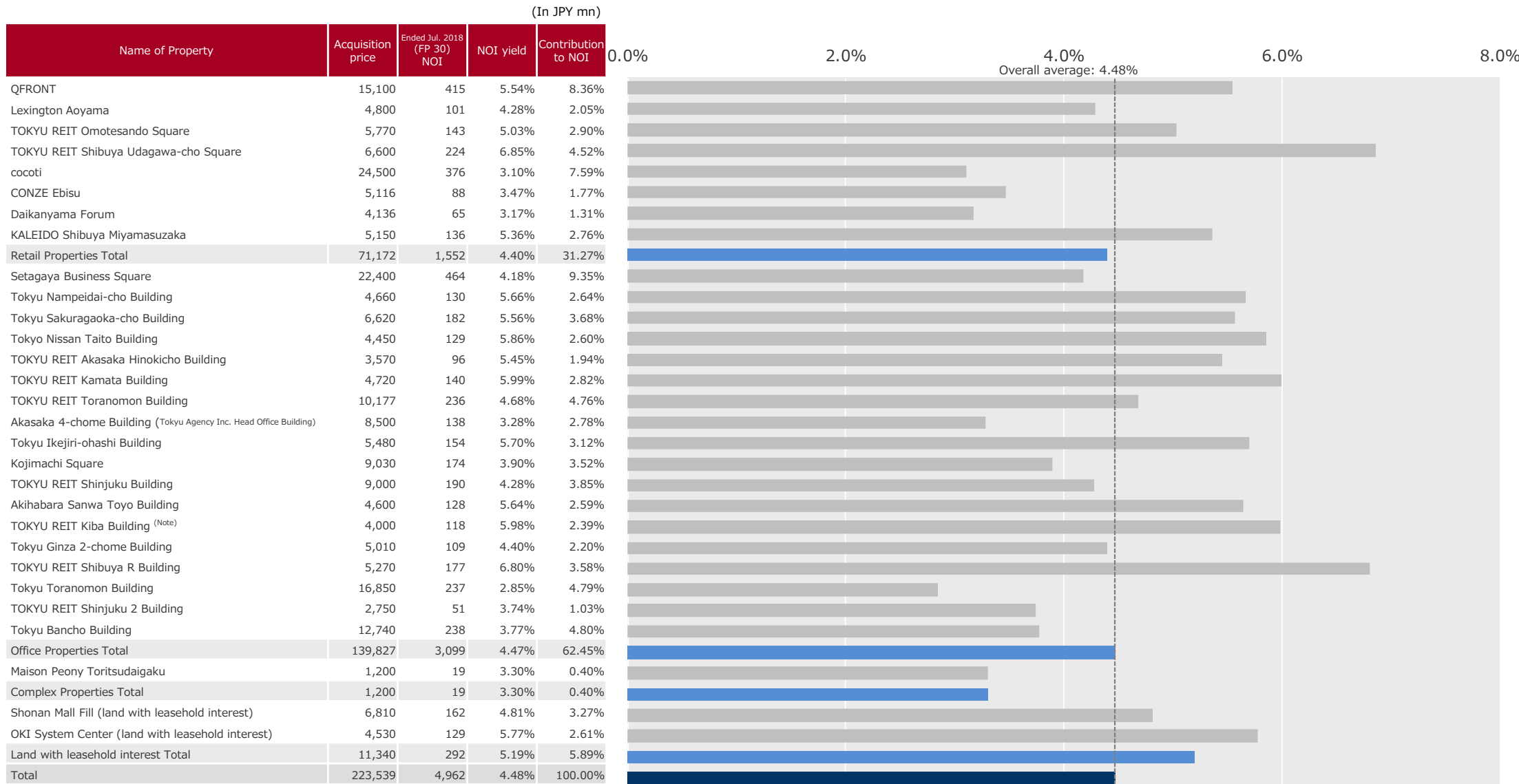


* Long-term repair and maintenance cost estimates are updated when appropriate.
 * Not including Shonan Mall Fill (land with leasehold interest) and OKI System Center (land with leasehold interest)

6. Appendix

NOI Yield for Each Property (Ended Jul. 2018 (FP 30))

Overall	4.48%	Retail	4.40%	Office	4.47%	Complexes	3.30%	Land with leasehold interest	5.19%
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(Note) TOKYU REIT Kiba Building was sold on August 1, 2018.

Appraisal Value at End of Period by Property

Unit: million yen

Name of Property	Acquisition Price	Book value	Unrealized gains/losses	Unrealized gains/losses over book value	Appraisal Value at End of Period		Increase / Decrease	NCF (Direct capitalization method)			NCF cap rate (Direct cap rate)			Appraiser (Note1)
					Ended Jul. 2018 (FP 30)	Ended Jan. 2018 (FP 29)		Ended Jul. 2018 (FP 30)	Ended Jan. 2018 (FP 29)	Change	Ended Jul. 2018 (FP 30)	Ended Jan. 2018 (FP 29)	Change (pts)	
QFRONT	15,100	13,658	16,141	218.2%	29,800	28,500	1,300	788	784	4	2.60%	2.70%	-0.10	a
Lexington Aoyama	4,800	4,701	908	119.3%	5,610	5,470	140	194	190	4	3.40%	3.40%	-	a
TOKYU REIT Omotesando Square	5,770	5,650	2,439	143.2%	8,090	7,880	210	272	273	-0	3.30%	3.40%	-0.10	a
TOKYU REIT Shibuya Udagawa-cho Square	6,600	6,574	6,025	191.7%	12,600	12,400	200	418	424	-5	3.30%	3.40%	-0.10	b
cocoti	24,500	21,679	-79	99.6%	21,600	21,000	600	709	710	-0	3.20%	3.30%	-0.10	c
CONZE Ebisu	5,116	4,823	276	105.7%	5,100	4,940	160	178	178	0	3.40%	3.50%	-0.10	c
Daikanyama Forum	4,136	4,087	-607	85.1%	3,480	3,440	40	134	135	-1	3.70%	3.80%	-0.10	b
KALEIDO Shibuya Miyamasuzaka	5,150	5,077	2,262	144.6%	7,340	7,340	-	269	269	0	3.60%	3.60%	-	b
Retail Properties Total (8 properties)	71,172	66,252	27,367	141.3%	93,620	90,970	2,650	2,966	2,965	1	3.17%	3.26%	-0.09	
Setagaya Business Square	22,400	18,281	418	102.3%	18,700	18,700	-	790	809	-19	4.20%	4.30%	-0.10	a
Tokyu Nampo-dai-cho Building	4,660	4,221	1,778	142.1%	6,000	6,000	-	231	237	-5	3.80%	3.90%	-0.10	a
Tokyu Sakuragaoka-cho Building	6,620	6,561	3,178	148.4%	9,740	9,440	300	355	354	1	3.60%	3.70%	-0.10	a
Tokyo Nissan Taito Building	4,450	3,847	1,682	143.7%	5,530	5,410	120	240	240	-0	4.30%	4.40%	-0.10	a
TOKYU REIT Akasaka Hinokicho Building	3,570	3,411	1,108	132.5%	4,520	4,410	110	174	175	-0	3.80%	3.90%	-0.10	a
TOKYU REIT Kamata Building	4,720	3,838	1,541	140.2%	5,380	5,240	140	236	235	0	4.40%	4.50%	-0.10	a
TOKYU REIT Toranomon Building	10,177	9,970	1,129	111.3%	11,100	10,800	300	414	412	2	3.70%	3.80%	-0.10	a
Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	8,500	7,878	-618	92.1%	7,260	7,250	10	266	266	0	3.60%	3.60%	-	b
Tokyu Ikejiri-ohashi Building	5,480	5,660	319	105.6%	5,980	5,830	150	252	252	0	4.20%	4.30%	-0.10	c
Kojimachi Square	9,030	8,252	807	109.8%	9,060	8,840	220	328	329	-0	3.60%	3.70%	-0.10	a
TOKYU REIT Shinjuku Building	9,000	8,797	3,202	136.4%	12,000	11,300	700	406	395	11	3.30%	0053.40%	-0.10	c
Akihabara Sanwa Toyo Building	4,600	4,522	1,767	139.1%	6,290	6,150	140	248	249	-0	3.90%	4.00%	-0.10	b
TOKYU REIT Kiba Building (Note 2)	4,000	3,861	188	104.9%	4,050	4,020	30	192	191	0	4.70%	4.70%	-	b
Tokyu Ginza 2-chome Building	5,010	4,544	635	114.0%	5,180	5,030	150	213	212	1	4.10%	4.20%	-0.10	a
TOKYU REIT Shibuya R Building	5,270	5,413	3,836	170.9%	9,250	9,180	70	330	328	2	3.50%	3.50%	-	b
Tokyu Toranomon Building (Note 3)	16,850	16,379	3,520	121.5%	19,900	19,800	100	692	548	143	3.10%	3.20%	-0.10	a
TOKYU REIT Shinjuku 2 Building	2,750	2,838	151	105.3%	2,990	2,930	60	107	108	-1	3.50%	3.60%	-0.10	c
Tokyu Bancho Building	12,740	12,469	1,730	113.9%	14,200	14,200	-	467	485	-17	3.20%	3.30%	-0.10	c
Office Properties Total (18 properties)	139,827	130,753	26,376	120.2%	157,130	154,530	2,600	5,953	5,833	119	3.79%	3.78%	0.01	
Maison Peony Toritsudaigaku	1,200	1,240	-40	96.8%	1,200	1,200	-	47	47	-0	3.90%	3.90%	-	a
Complex Properties Total (1 property)	1,200	1,240	-40	96.8%	1,200	1,200	-	47	47	-0	3.90%	3.90%	-	
Shonan Mall Fill (land with leasehold interest) (Note 4)	6,810	7,026	-466	93.4%	6,560	6,490	70	328	328	0	4.70%	4.80%	-0.10	b
OKI System Center (land with leasehold interest) (Note 4)	4,530	4,774	445	109.3%	5,220	5,170	50	262	262	-	4.80%	4.90%	-0.10	b
Land with leasehold interest Total (2 properties)	11,340	11,800	-20	99.8%	11,780	11,660	120	591	590	0	5.02%	5.07%	-0.05	
End of Jul. 2018 (FP 30) Total (29 properties)	223,539	210,047	53,682	125.6%	263,730	258,360	5,370	9,558	9,437	121	3.62%	3.65%	-0.03	

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

(Note 2) TOKYU REIT Kiba Building was sold on August 1, 2018.

(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 in DATA BOOK)."

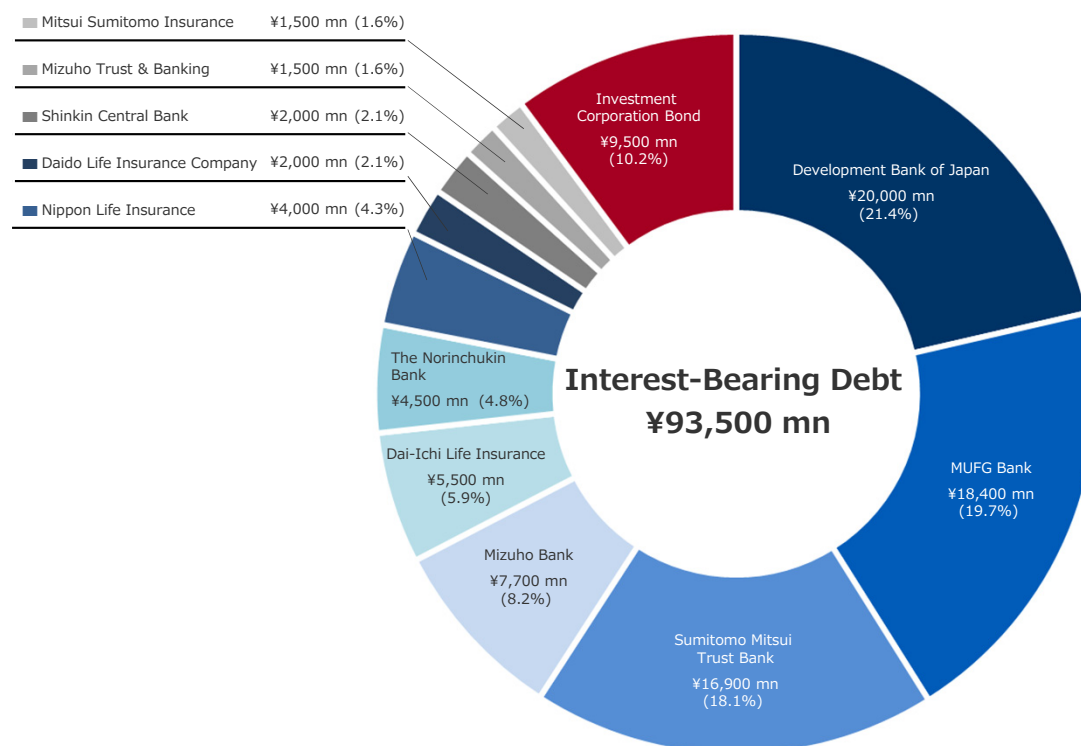
(Note 4) For Shonan Mall Fill (land with leasehold interest) and OKI System Center (land with leasehold interest), direct capitalization method is not employed for its appraisal value at end of period. Accordingly, annual cash flow and discount rate under the DCF approach are indicated for NCF (Direct Capitalization Method) and NCF Cap Rate (Direct Cap Rate).

* 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 (%).

List of Sources of Funds for Interest-Bearing Debt

■ Borrowings and Investment Corporation Bonds

Category	Lender	Amount	Interest Rate	Term	Debt Origination Date	Maturity	
		(¥ million)	(%)	(year)		Due Date	Period
Long term	Mizuho Bank	1,700	1.48875	7.0	Nov. 11, 2011	Nov. 11, 2018	31st
	MUFG Bank	2,000	1.37250	7.0	May 25, 2012	May 25, 2019	32nd
	Development Bank of Japan	4,000	1.48000	8.0	Jun. 25, 2012	Jun. 25, 2020	34th
	Sumitomo Mitsui Trust Bank	400	1.32375	7.0	Jun. 29, 2012	Jun. 29, 2019	32nd
	MUFG Bank	400	1.32250	7.0	Aug. 29, 2012	Aug. 29, 2019	
	MUFG Bank	2,000	1.24625	7.0	Nov. 19, 2012	Nov. 19, 2019	33rd
	Mizuho Bank	500	1.23375	7.0	Dec. 25, 2012	Dec. 25, 2019	
	MUFG Bank	1,500	1.45125	7.0	Jun. 25, 2013	Jun. 25, 2020	34th
	Sumitomo Mitsui Trust Bank	2,900	1.53375	7.5	Jun. 25, 2013	Dec. 25, 2020	35th
	The Norinchukin Bank	500	1.47250	7.0		Jun. 27, 2020	34th
	Mitsui Sumitomo Insurance	500			Jun. 27, 2013		
	Development Bank of Japan	1,000	1.91375	10.0		Jun. 27, 2023	40th
	Mizuho Trust & Banking	1,500					
	Dai-ichi Life Insurance	2,500	1.51375	8.0	Jul. 31, 2013	Jul. 31, 2021	36th
	Nippon Life Insurance	500					
	Sumitomo Mitsui Trust Bank	2,500	1.21000	7.0	Dec. 25, 2013	Dec. 25, 2020	35th
	MUFG Bank	1,500	0.95625	5.5		Jun. 25, 2019	32nd
	Dai-ichi Life Insurance	1,000	1.04625	6.0	Jan. 27, 2014	Jan. 27, 2020	33rd
	The Norinchukin Bank	3,000	0.85000	5.0	Feb. 25, 2014	Jan. 27, 2019	31st
	Development Bank of Japan	5,000	1.57750	10.0	Feb. 25, 2014	Feb. 25, 2024	42nd
	Mizuho Bank	1,000	1.05250	7.0	Jun. 25, 2014	Jun. 25, 2021	36th
	Mitsui Sumitomo Insurance	1,000					
	Sumitomo Mitsui Trust Bank	1,600					
	MUFG Bank	800	0.96875	7.0	Oct. 22, 2014	Oct. 22, 2021	37th
	Mizuho Bank	800					
	MUFG Bank	800					
	Development Bank of Japan	5,000	1.26125	10.0	Jun. 25, 2015	Jun. 25, 2025	44th
	Shinkin Central Bank	2,000	0.99000	7.0	Jul. 27, 2015	Jul. 27, 2022	38th
	Sumitomo Mitsui Trust Bank	2,000					
	Mizuho Bank	1,700	0.89250	7.0	Nov. 11, 2015	Nov. 11, 2022	39th
	Dai-ichi Life Insurance Company	500	0.85875	7.0	Dec. 25, 2015	Dec. 25, 2022	
	MUFG Bank	1,500	0.57130	7.0	Mar. 10, 2016	Mar. 10, 2023	40th
	MUFG Bank	500	0.45630	7.0	Jun. 27, 2016	Jun. 27, 2023	
	Sumitomo Mitsui Trust Bank	3,500	0.56000	5.0	Dec. 27, 2016	Dec. 27, 2021	37th
	Nippon Life Insurance	1,500	0.50000	5.0	Jan. 31, 2017	Jan. 31, 2022	
	Sumitomo Mitsui Trust Bank	2,000	0.56093	5.0	May 18, 2017	May 25, 2022	38th
	Sumitomo Mitsui Trust Bank	1,000	0.55529	5.0	May 25, 2017	May 25, 2022	
	Mizuho Bank	1,000	0.62116	6.5		Nov. 25, 2023	
	Mizuho Bank	2,000	0.61773	6.5	Jun. 27, 2017	Dec. 27, 2023	41st
	The Norinchukin Bank	1,000	0.63573	6.5	Jul. 25, 2017	Jan. 25, 2024	
	Development Bank of Japan	5,000	0.90880	10.0	Jan. 25, 2018	Jan. 25, 2028	49th
	Nippon Life Insurance	500	0.58000	5.5	Jan. 31, 2018	Jul. 31, 2023	40th
MUFG Bank	2,500	0.62827	6.5	Mar. 26, 2018	Sep. 26, 2024	43rd	
MUFG Bank	2,500	0.65250	7.0		Mar. 26, 2025	44th	
Nippon Life Insurance	1,500	0.60000	5.5	Apr. 10, 2018	Oct. 10, 2023	41st	
MUFG Bank	500	0.68569	7.5	Jun. 25, 2018	Dec. 25, 2025	45th	
Dai-ichi Life Insurance	2,000	0.90260	10.0	Jul. 31, 2018	Jul. 31, 2028	50th	
Total Long-Term Borrowings	84,000	-	-	-	-	-	
Total Borrowings	84,000	-	-	-	-	-	
Bonds	#3 Investment Corporation Bond	3,000	1.47000	10.0	Oct. 22, 2012	Oct. 21, 2022	39th
	#4 Investment Corporation Bond	3,500	0.39900	5.0	Feb. 14, 2014	Feb. 14, 2019	32nd
	#5 Investment Corporation Bond	3,000	0.68200	7.0	Mar. 11, 2014	Mar. 11, 2021	36th
Total Investment Corporation Bonds	9,500	-	-	-	-	-	
Total Interest-Bearing Debt	93,500	-	-	-	-	-	



■ List of Commitment Line Limits

<Secure level to cover planned annual repayment amount>

Lender	Amount
Development Bank of Japan	¥8,000 mn
Sumitomo Mitsui Trust Bank	¥5,200 mn
MUFG Bank	¥3,200 mn
Mizuho Bank	¥1,600 mn
Total	¥18,000 mn

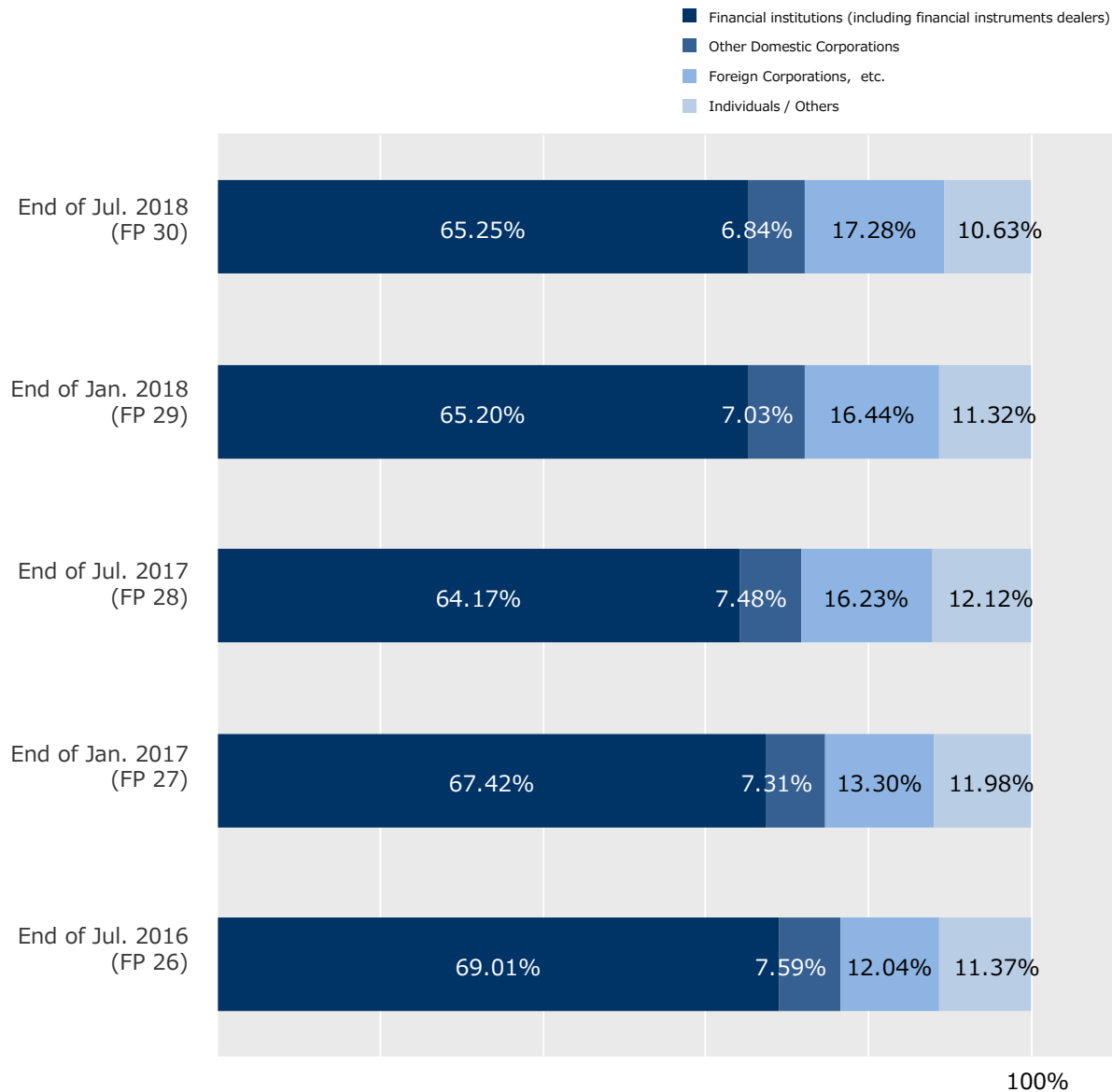
*Average Interest Rate: 1.07%

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

*The position as well as rights and obligations of Mitsubishi UFJ Trust and Banking Corporation have been succeeded by MUFG Bank, Ltd. as of April 16, 2018

Unitholders

■ Percentage Share in Number of Investment Units Held by Owner Type

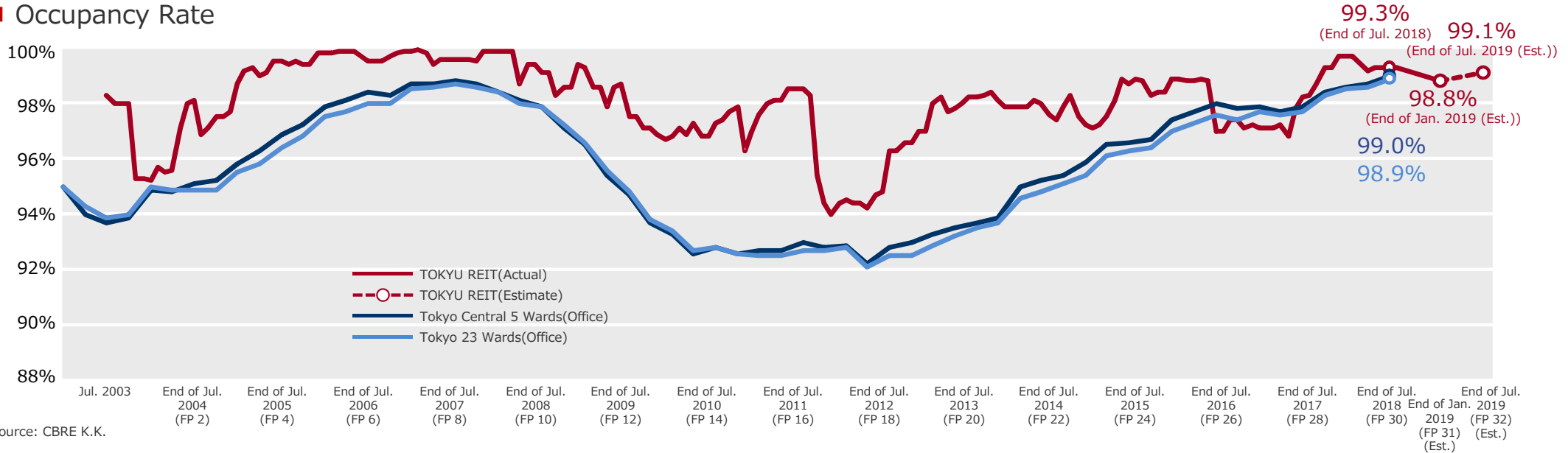


■ Top 20 Unitholders

Unitholders	No. of units held	Ownership ratio (%)
1 Japan Trustee Services Bank, Ltd. (Trust)	238,173	24.36
2 The Master Trust Bank of Japan, Ltd. (Trust)	126,149	12.90
3 Tokyu Corporation	49,000	5.01
4 The Nomura Trust and Banking Co., Ltd. (Trust)	37,984	3.88
5 Trust & Custody Services Bank, Ltd. (Trust)	30,203	3.08
6 STATE STREET BANK WEST CLIENT-TREATY 505234	14,434	1.47
7 Asahi Fire and Marine Insurance (Rakuten General Insurance)	14,000	1.43
8 LEGAL + GENERAL ASSURANCE PENSIONS MANAGEMENT LIMITED	13,022	1.33
9 The Hachijuni Bank, Ltd.	11,170	1.14
10 JP MORGAN CHASE BANK 385771	10,842	1.10
11 MetLife Insurance K.K.	9,700	0.99
12 The Hokkoku Bank, Ltd.	9,350	0.95
13 Mitsubishi UFJ Trust and Banking Corporation	9,196	0.94
14 BNP PARIBAS SECURITIES SERVICES SYDNEY/JASDEC/AUSTRALIAN RESIDENTS	8,695	0.88
15 The Bank of Kyoto, Ltd.	8,422	0.86
16 Japan Trustee Services Bank, Ltd. (Trust 9)	8,091	0.82
17 DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	7,789	0.79
18 NORTHERN TRUST CO. (AVFC) RE HCR00	7,695	0.78
19 JP MORGAN CHASE BANK 380634	7,325	0.74
20 The Chukyo Bank, Ltd.	7,290	0.74
Total Units Held by Top 20 Unitholders	628,530	64.29
Outstanding Units	977,600	100.00

Track Records (1) (Occupancy Rate/Rent)

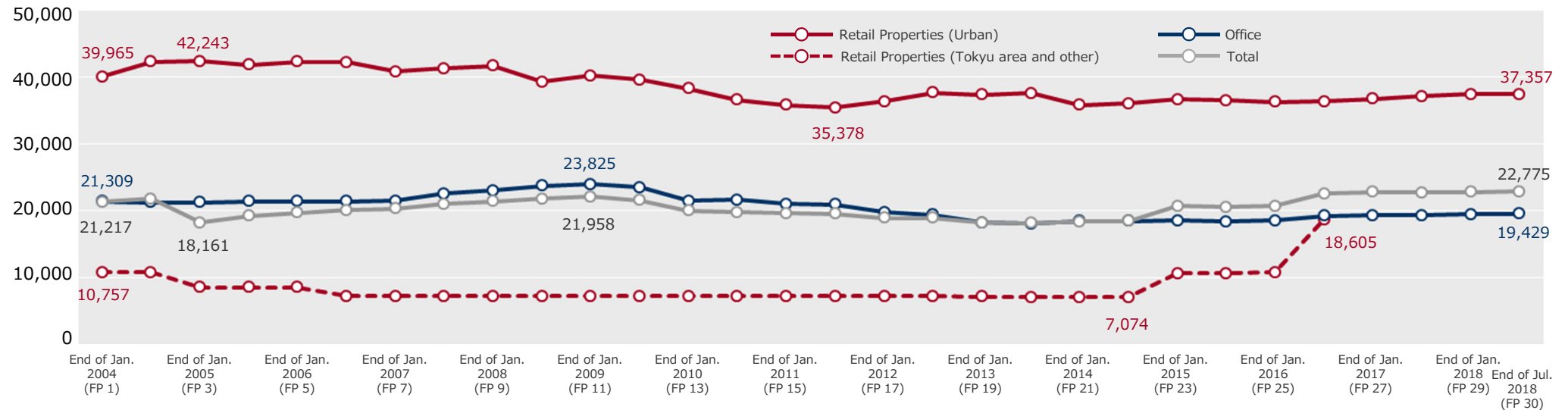
Occupancy Rate



Source: CBRE K.K.

Average Rent

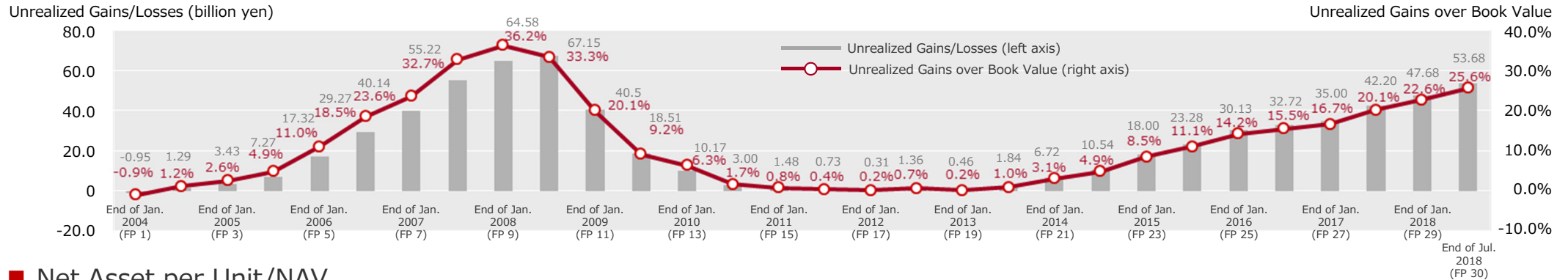
Unit Price (¥/Month/Tsubo)



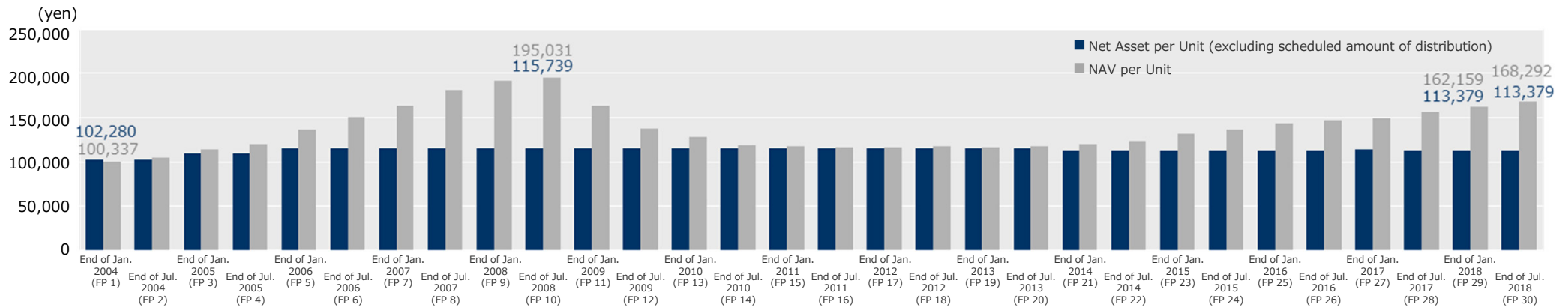
* In calculating the above unit price, we haven't factored in vacant spaces.
 * Includes common area charges and excludes income from parking, warehouses, etc.

Track Records (2) (Unrealized Gains / Losses and NAV)

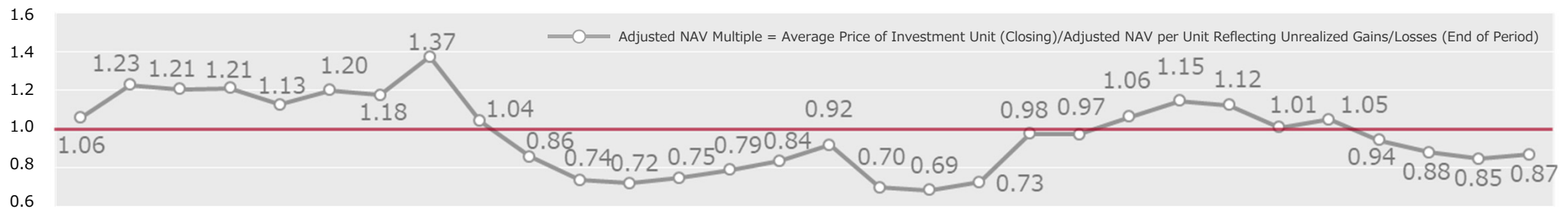
■ Unrealized Gains and Unrealized Gains over Book Value



■ Net Asset per Unit/NAV



■ Adjusted NAV Multiple

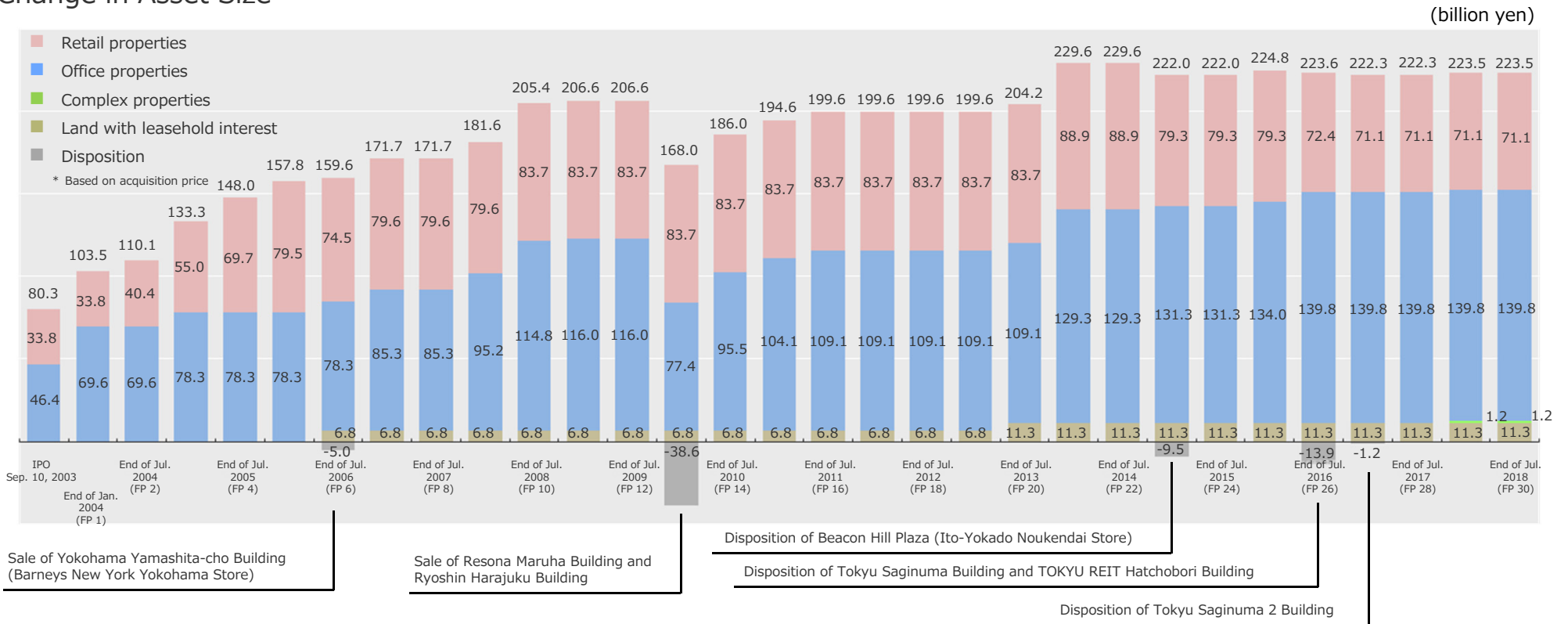


Average Investment Unit Price (yen)	End of Jan. 2004 (FP 1)	End of Jul. 2004 (FP 2)	End of Jan. 2005 (FP 3)	End of Jul. 2005 (FP 4)	End of Jan. 2006 (FP 5)	End of Jul. 2006 (FP 6)	End of Jan. 2007 (FP 7)	End of Jul. 2007 (FP 8)	End of Jan. 2008 (FP 9)	End of Jul. 2008 (FP 10)	End of Jan. 2009 (FP 11)	End of Jul. 2009 (FP 12)	End of Jan. 2010 (FP 13)	End of Jul. 2010 (FP 14)	End of Jan. 2011 (FP 15)	End of Jul. 2011 (FP 16)	End of Jan. 2012 (FP 17)	End of Jul. 2012 (FP 18)	End of Jan. 2013 (FP 19)	End of Jul. 2013 (FP 20)	End of Jan. 2014 (FP 21)	End of Jul. 2014 (FP 22)	End of Jan. 2015 (FP 23)	End of Jul. 2015 (FP 24)	End of Jan. 2016 (FP 25)	End of Jul. 2016 (FP 26)	End of Jan. 2017 (FP 27)	End of Jul. 2017 (FP 28)	End of Jan. 2018 (FP 29)	End of Jul. 2018 (FP 30)
	106,165	128,619	138,141	145,216	153,304	180,487	191,661	248,307	200,132	167,180	120,714	99,354	95,715	94,172	98,085	106,931	81,328	80,332	84,558	115,068	116,503	131,777	150,756	153,975	145,209	154,325	140,910	137,786	137,260	146,066

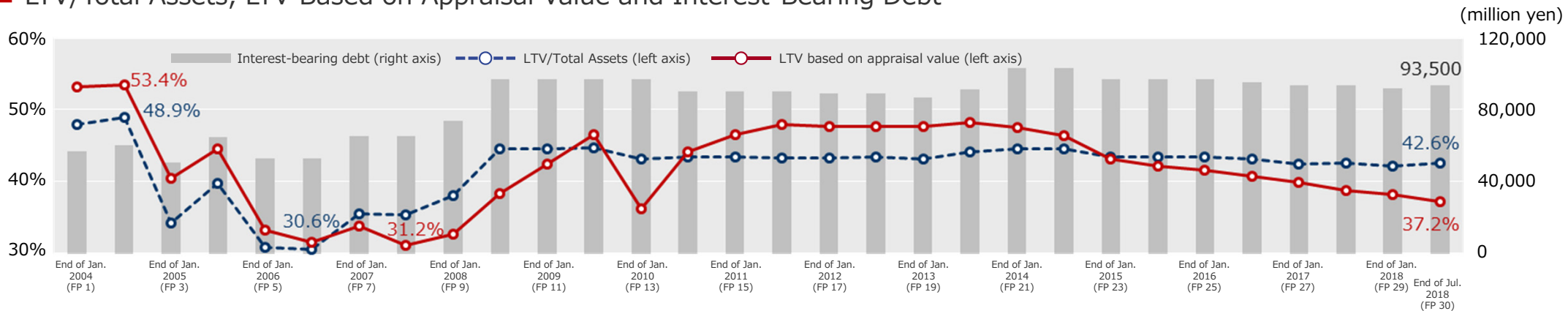
* Investment unit price, Net Asset per Unit and NAV per Unit stated in this document have been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

Track Records (3) (Change in Asset Size, LTV and Interest-Bearing Debt)

Change in Asset Size



LTV/Total Assets, LTV Based on Appraisal Value and Interest-Bearing Debt

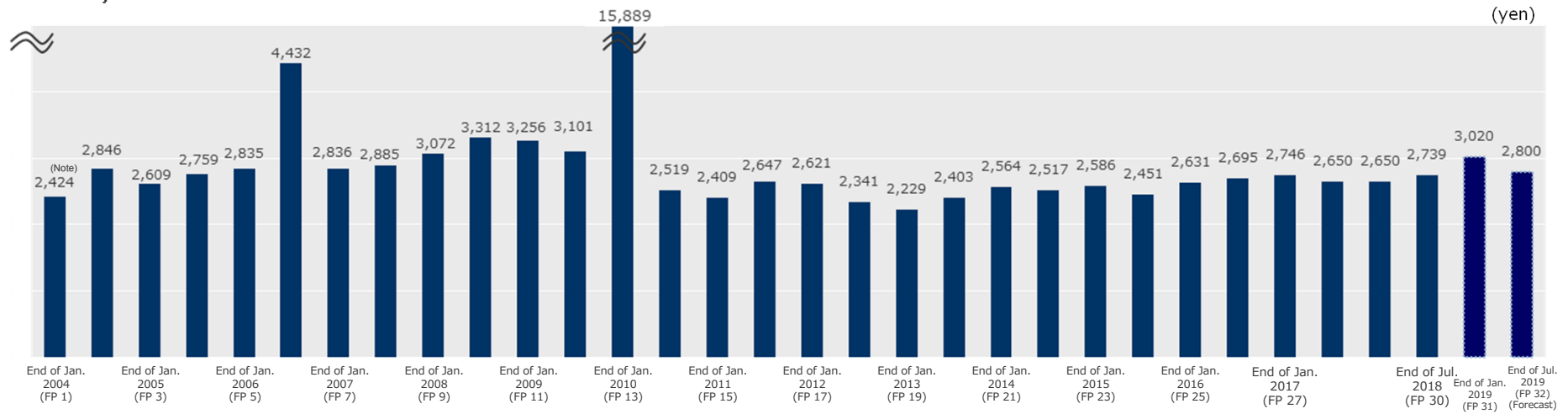


Track Records (4) (Investment Unit Price, Distribution Yield and 10-yr JGB Yield , Distribution)

Investment Unit Price, Distribution Yield and 10-yr JGB Yield



Distribution per Unit

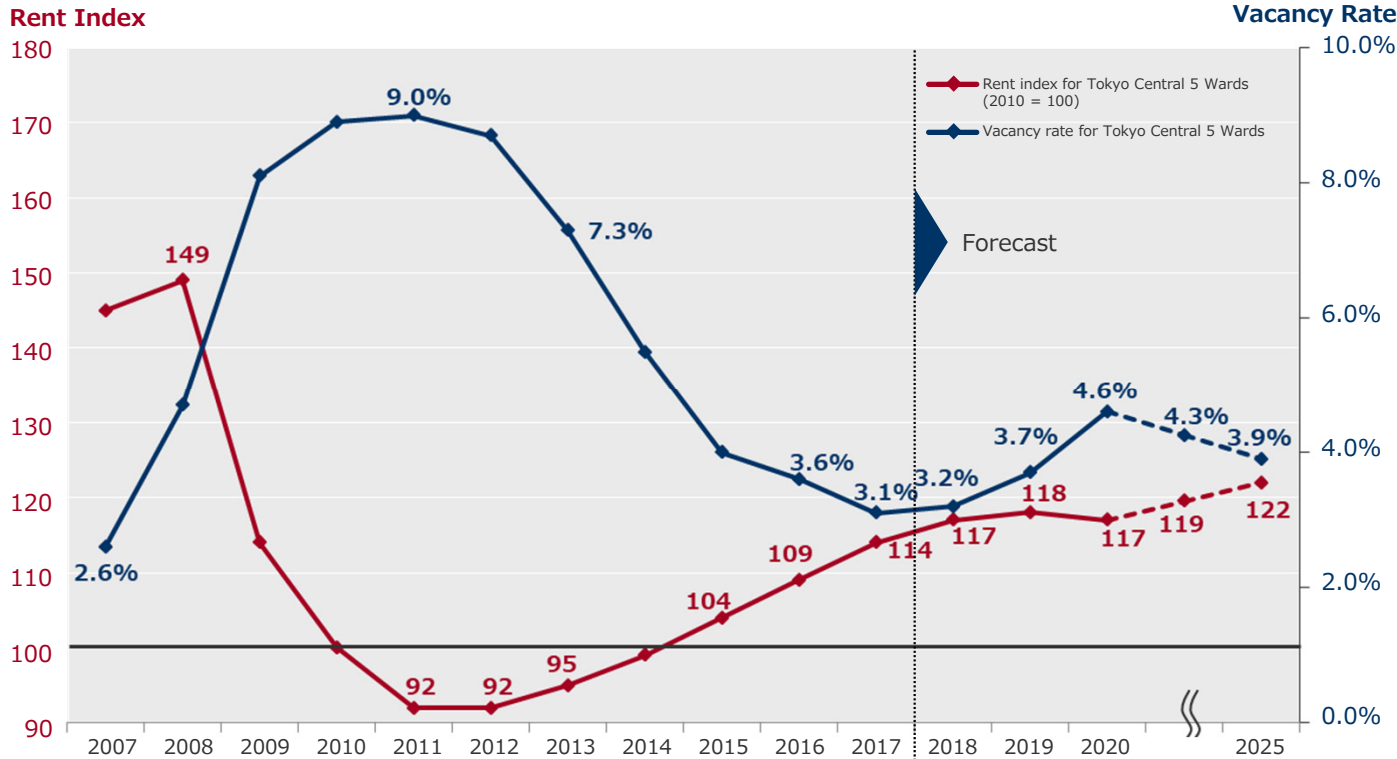


(Note) Official distribution per unit in the 1st period was ¥1,897 (adjusted for five-for-one split) based on the actual operating period of 144 days, but the recalculated distribution per unit of ¥2,424 based on 184 operating days is used in the above graph for the sake of comparison with figures from the 2nd period and thereafter.

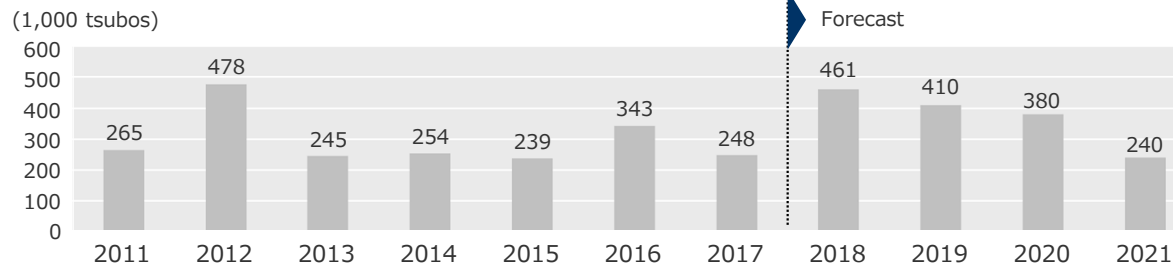
* Investment unit price and distribution per unit stated in this document have been adjusted to take into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

Market Summary

Forecast of New Market Rents and Vacancy Rates for Office Properties (as announced on April 26, 2018)

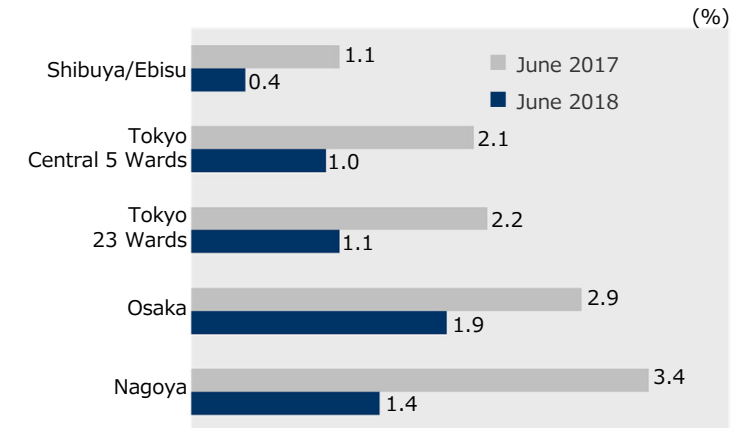


Forecast of New Supply Volume in Tokyo's Business Districts (Tokyo Central 5 Wards)



Source: Materials announced by Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.) on April 26, 2018

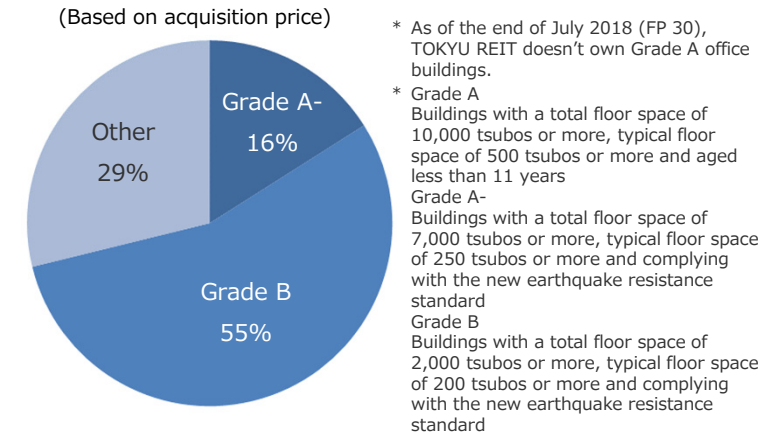
Vacancy Rate by Market (Office)



Source: CBRE K.K.

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

Ratio of Office Buildings Owned by Grade

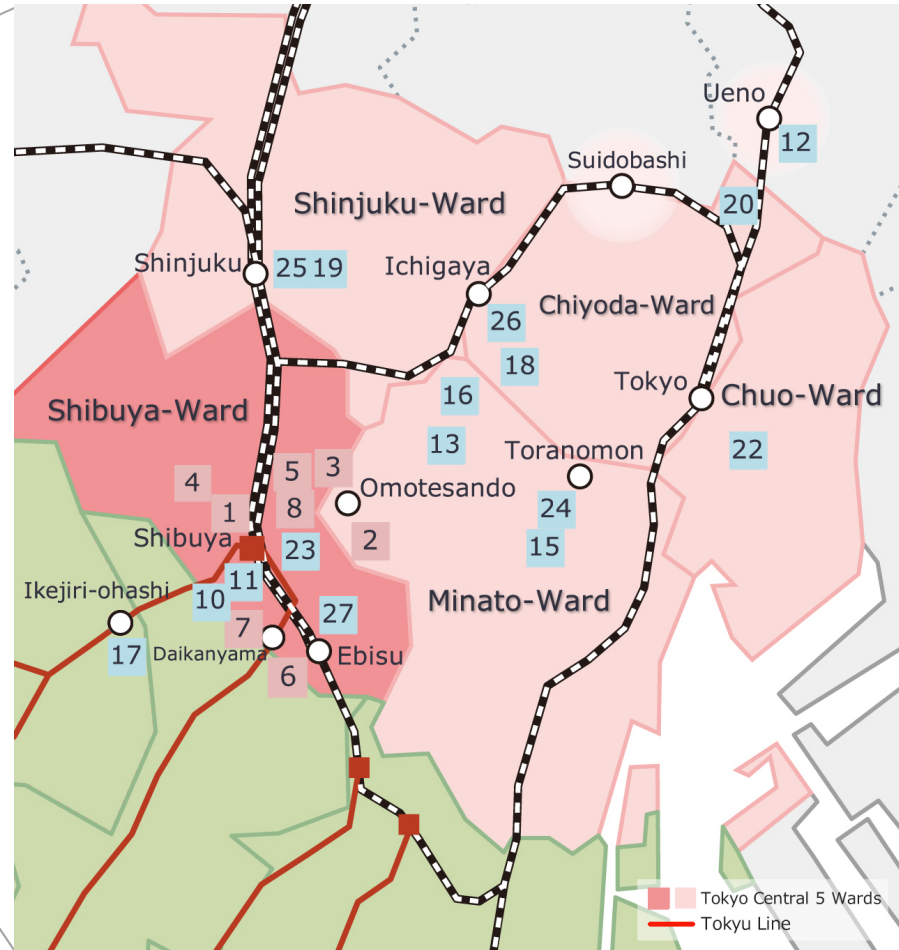
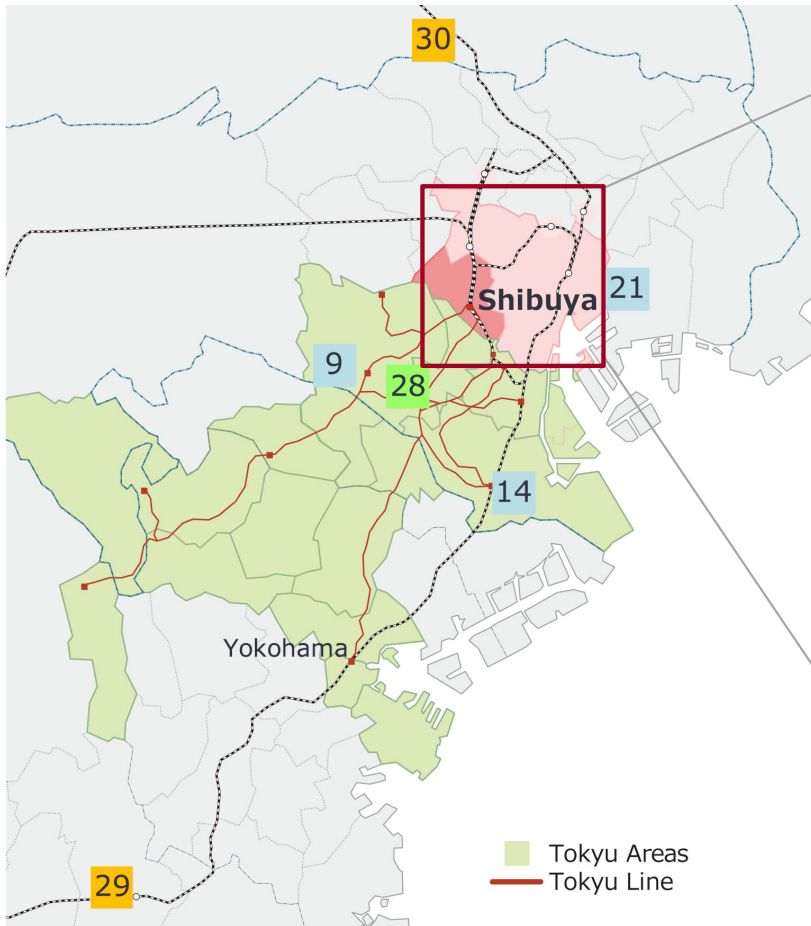


The impact of the future mass supply of office buildings (mainly Grade A buildings) is considered to be limited as the ratio of Grade A and A- buildings owned by TOKYU REIT is low

Portfolio Map

<Tokyo Metropolitan Area>

<Tokyo Central 5 Wards>



1 QFRONT	7 Daikanyama Forum	13 TOKYU REIT Akasaka Hinokicho Building	19 TOKYU REIT Shinjuku Building	25 TOKYU REIT Shinjuku 2 Building
2 Lexington Aoyama	8 KALEIDO Shibuya Miyamasuzaka	14 TOKYU REIT Kamata Building	20 Akihabara Sanwa Toyo Building	26 Tokyu Bancho Building
3 TOKYU REIT Omotesando Square	9 Setagaya Business Square	15 TOKYU REIT Toranomon Building	21 TOKYU REIT Kiba Building (Note 1)	27 Lucid Square Ebisu (Note 2)
4 TOKYU REIT Shibuya Udagawa-cho Square	10 Tokyu Nampeidai-cho Building	16 Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	22 Tokyu Ginza 2-chome Building	28 Maison Peony Toritsudaigaku
5 cocoti	11 Tokyu Sakuragaoka-cho Building	17 Tokyu Ikejiri-ohashi Building	23 TOKYU REIT Shibuya R Building	29 Shonan Mall Fill (Land with leasehold interest)
6 CONZE Ebisu	12 Tokyo Nissan Taito Building	18 Kojimachi Square	24 Tokyu Toranomon Building	30 OKI System Center (Land with leasehold interest)

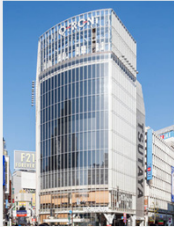




■ Retail Properties
 ■ Office Properties
 ■ Complexes
 ■ Land with leasehold interest
 ■ Properties contributed by sponsors

(Note 1) Sold on August 1, 2018.






(Note 2) Acquired on August 1, 2018.

* Please refer to page 50 onward for details of each property






Portfolio List (1)

Name of Property	Properties contributed by sponsors		Properties contributed by sponsors		Properties contributed by sponsors		Properties contributed by sponsors				
	1	QFRONT	2	Lexington Aoyama	3	TOKYU REIT Omotesando Square	4	TOKYU REIT Shibuya Udagawa-cho Square	5	cocoti	
											
Address	Udagawa-cho, Shibuya-ku, Tokyo		5-chome Minami-Aoyama, Minato-ku, Tokyo		4-chome Jingumae, Shibuya-ku, Tokyo		Udagawa-cho, Shibuya-ku, Tokyo		1-chome Shibuya, Shibuya-ku, Tokyo		
Nearest Station	Approx. 1-minute walk from Shibuya Station on the JR Yamanote and other lines		Approx. 5-minute walk from Omotesando Station on the Tokyo Metro Ginza Line and other lines		Approx. 2-minute walk from Omotesando Station on the Tokyo Metro Ginza Line and other lines		Approx. 2-minute walk from Shibuya Station on JR Yamanote and other lines		Approx. 1-minute walk from Shibuya Station on the Tokyo Metro Ginza Line and other lines		
Acquisition Date	September 10, 2003		September 11, 2003		September 10, 2003		March 1, 2004		April 6, 2005 August 2, 2005 (Additional acquisition)		
Acquisition Price	15,100 million yen		4,800 million yen		5,770 million yen		6,600 million yen		24,500 million yen *Total price including those of additional acquisitions		
Appraisal Value as of the End of Period	29,800 million yen		5,610 million yen		8,090 million yen		12,600 million yen		21,600 million yen		
Total Land Space	784.26 m ² [Land included in the property trust totals 728.30 m ²]		776.59 m ²		1,259.21 m ²		679.27 m ²		1,705.35 m ²		
Total Floor Space	6,675.52 m ² [Exclusive area 4,804.46 m ²]		2,342.21 m ²		3,321.20 m ²		[Building1] 1,473.10 m ² [Building2] 56.39 m ²		11,847.87 m ²		
Structure / Floors	SRC/S B3/8F		S/SRC B1/4F		S/SRC B1/4F		[Building1] S, 3F [Building2] S, 2F		S/SRC B2/12F		
Completion Date (building age)	October 1999 (18.8 years)		January 1998 (20.6 years)		October 1985 (32.8 years)		[Building1] July 1998 (20.0 years) [Building2] June 1995 (23.1 years)		September 2004 (13.8 years)		
Type of Ownership	Land	Proprietary ownership		Proprietary ownership		Proprietary ownership		Proprietary ownership		Proprietary ownership	
	Building	Compartmentalized ownership		Proprietary ownership		Proprietary ownership		Proprietary ownership		Proprietary ownership	
Type of Holding Form	Trust beneficiary interest		Trust beneficiary interest		Trust beneficiary interest		Real estate		Trust beneficiary interest		
Number of Tenants	3		7		4		2		15		
Occupancy Rate	100%		100%		100%		100%		100%		
PML ratio	4.2%		2.3%		9.5%		7.3%		6.2%		






Portfolio List (2)

Name of Property	6 CONZE Ebisu	7 Daikanyama Forum	8 KALEIDO Shibuya Miyamasuzaka	Properties contributed by sponsors 9 Setagaya Business Square	Properties contributed by sponsors 10 Tokyu Nampeidai-cho Building
					
Address	2-chome Ebisu-Minami, Shibuya-ku, Tokyo	Sarugaku-cho, Shibuya-ku, Tokyo	1-chome Shibuya, Shibuya-ku, Tokyo	4-chome Yoga, Setagaya-ku, Tokyo	Nampeidai-cho, Shibuya-ku, Tokyo
Nearest Station	Approx. 2-minute walk from Ebisu Station on the Tokyo Metro Hibiya Line and other lines	Approx. 6-minute walk from Daikanyama Station on the Tokyu Toyoko Line	Approx. 1-minute walk from Shibuya Station on the Tokyo Metro Ginza Line and other lines	Approx. 1-minute walk from Yoga Station on the Tokyu Den-en-toshi Line	Approx. 7-minute walk from Shibuya Station on the JR Yamanote Line and other lines
Acquisition Date	October 31, 2006	April 22, 2008	August 16, 2013	September 11, 2003	September 11, 2003
Acquisition Price	5,116 million yen	4,136 million yen	5,150 million yen	22,400 million yen	4,660 million yen
Appraisal Value as of the End of Period	5,100 million yen	3,480 million yen	7,340 million yen	18,700 million yen	6,000 million yen
Total Land Space	562.07 m ²	Building 1 (East): Site rights area 942.30 m ² Building 2 (West): Site rights area 1,108.01 m ²	821.65 m ²	21,315.68 m ²	2,013.28 m ²
Total Floor Space	2,789.35 m ²	Building 1 (East): 1,441.57 m ² Building 2 (West): 2,388.70 m ² [Exclusive area: 1,182.62 m ²]	4,475.10 m ²	94,373.72 m ²	7,003.88 m ²
Structure / Floors	S/SRC B1/9F	Building 1 (East): RC, B1/2F Building 2 (West): RC, B1/5F	S/RC B4/6F	SRC/RC/S B2/28F	S/SRC B2/5F
Completion Date (building age)	March 2004 (14.4 years)	February 1993 (25.4 years)	January 1992 (26.5 years)	September 1993 (24.8 years)	July 1992 (26.0 years)
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership [Co-ownership ratio: 55%]	Proprietary Ownership
	Building	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership [Co-ownership ratio: 55%]	Proprietary Ownership
Type of Holding Form	Real estate	Real estate	Trust beneficiary interest	Trust beneficiary interest	Trust beneficiary interest
Number of Tenants	8	5	8	66	1
Occupancy Rate	100%	100%	100%	96.2%	100%
PML ratio	4.1%	8.0%	4.4%	2.9%	7.9%


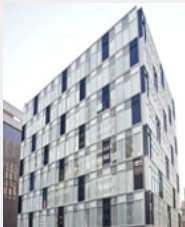


Portfolio List (3)

Name of Property	Properties contributed by sponsors	Properties contributed by sponsors	13 TOKYU REIT Akasaka Hinokicho Building	14 TOKYU REIT Kamata Building	15 TOKYU REIT Toranomom Building
	11 Tokyu Sakuragaoka-cho Building	12 Tokyo Nissan Taito Building			
					
Address	Sakuragaoka-cho, Shibuya-ku, Tokyo	2-chome Motoasakusa, Taito-ku, Tokyo	6-chome Akasaka, Minato-ku, Tokyo	5-chome Kamata, Ota-ku, Tokyo	3-chome Toranomom, Minato-ku, Tokyo
Nearest Station	Approx. 5-minute walk from Shibuya Station on the JR Yamanote Line and other lines	Approx. 3-minute walk from Inaricho Station on the Tokyo Metro Ginza Line	Approx. 4-minute walk from Akasaka Station on the Tokyo Metro Chiyoda Line	Approx. 3-minute walk from Kamata Station on the JR Keihin Tohoku Line and other lines	Approx. 1-minute walk from Kamiyacho Station on the Tokyo Metro Hibiya Line
Acquisition Date	September 11, 2003	September 11, 2003	September 10, 2003	September 10, 2003	December 15, 2004 September 21, 2007 (Additional acquisition) October 26, 2007 (Additional acquisition) January 21, 2015 (Additional acquisition)
Acquisition Price	6,620 million yen	4,450 million yen	3,570 million yen	4,720 million yen	10,177 million yen *Total price including those of additional acquisitions
Appraisal Value as of the End of Period	9,740 million yen	5,530 million yen	4,520 million yen	5,380 million yen	11,100 million yen
Total Land Space	1,013.03 m ²	1,718.45 m ²	866.61 m ²	1,642.86 m ²	1,728.38 m ² [Co-ownership ratio: 86.116%]
Total Floor Space	6,505.39 m ²	11,373.20 m ²	4,058.92 m ²	10,244.51 m ²	15,343.73 m ² [Area owned by TOKYU REIT: 10,882.65 m ²]
Structure / Floors	SRC B3/9F	SRC B2/10F	RC 7F	S/SRC B1/9F	SRC/RC B2/9F
Completion Date (building age)	June 1987 (31.2 years)	September 1992 (25.9 years)	August 1984 (33.9 years)	February 1992 (26.5 years)	April 1988 (30.2 years)
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership [Co-ownership ratio: 86.116%]
	Building	Compartmentalized ownership * Compartmentalized ownership of whole building is entrusted.	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership Compartmentalized Ownership and Co-ownership of Compartmentalized Ownership
Type of Holding Form	Trust beneficiary interest	Trust beneficiary interest	Trust beneficiary interest	Trust beneficiary interest	Real estate
Number of Tenants	2	11	3	5	11
Occupancy Rate	100%	93.8%	100%	100%	100%
PML ratio	11.1%	7.4%	11.2%	7.7%	7.2%

Portfolio List (4)

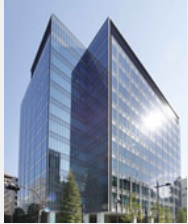




Name of Property	Properties contributed by sponsors		Properties contributed by sponsors		Properties contributed by sponsors	
	16 Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	17 Tokyu Ikejiri-ohashi Building	18 Kojimachi Square	19 TOKYU REIT Shinjuku Building	20 Akihabara Sanwa Toyo Building	
						
Address	4-chome Akasaka, Minato-ku, Tokyo	3-chome Higashiyama, Meguro-ku, Tokyo	Nibancho, Chiyoda-ku, Tokyo	4-chome Shinjuku, Shinjuku-ku, Tokyo	3-chome Soto-Kanda, Chiyoda-ku, Tokyo	
Nearest Station	Approx. 4-minute walk from Akasaka-mitsuke Station on the Tokyo Metro Ginza Line and other lines	Approx. 5-minute walk from Ikejiri-ohashi Station on the Tokyu Den-en-toshi Line	Approx. 1-minute walk from Kojimachi Station on the Tokyo Metro Yurakucho Line	Approx. 1-minute walk from Shinjuku-Sanchome Station on the Tokyo Metro Marunouchi Line and other lines Approx. 4-minute walk from Shinjuku Station on the JR Yamanote Line and other lines	Approx. 1-minute walk from Suehirocho Station on the Tokyo Metro Ginza Line	
Acquisition Date	January 31, 2008	March 28, 2008	March 19, 2010	March 26, 2010	October 29, 2010	
Acquisition Price	8,500 million yen	5,480 million yen	9,030 million yen	9,000 million yen	4,600 million yen	
Appraisal Value as of the End of Period	7,260 million yen	5,980 million yen	9,060 million yen	12,000 million yen	6,290 million yen	
Total Land Space	712.49 m ²	2,382.67 m ²	1,269.24 m ²	1,113.87 m ²	795.33 m ²	
Total Floor Space	5,002.36 m ²	7,619.56 m ²	6,803.47 m ²	8,720.09 m ²	5,704.69 m ²	
Structure / Floors	S/SRC B1/9F	SRC 7F	S/RC B1/7F	SRC 10F	SRC B1/8F	
Completion Date (building age)	February 2003 (15.5 years)	October 1989 (28.7 years)	January 2003 (15.5 years)	May 2003 (15.2 years)	September 1985 (32.9 years)	
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	
	Building	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Compartmentalized Ownership * Compartmentalized ownership of whole building is entrusted.
Type of Holding Form	Trust beneficiary interest	Trust beneficiary interest	Trust beneficiary interest	Real estate	Trust beneficiary interest	
Number of Tenants	1	5	7	9	6	
Occupancy Rate	100%	100%	100%	100%	100%	
PML ratio	3.9%	5.8%	4.8%	4.2%	11.8%	

Portfolio List (5)

Name of Property	21 TOKYU REIT Kiba Building (Note)	Properties contributed by sponsors 22 Tokyu Ginza 2-chome Building	23 TOKYU REIT Shibuya R Building	Properties contributed by sponsors 24 Tokyu Toranomon Building	25 TOKYU REIT Shinjuku 2 Building
					
Address	3-chome Toyo, Koto-ku, Tokyo	2-chome Ginza, Chuo-ku, Tokyo	3-chome Shibuya, Shibuya-ku, Tokyo	1-chome Toranomon, Minato-ku, Tokyo	4-chome Shinjuku, Shinjuku-ku, Tokyo
Nearest Station	Approx. 2-minute walk from Kiba Station on the Tokyo Metro Tozai Line	Approx. 2-minute walk from Shintomicho Station on the Tokyo Metro Yurakucho Line Approx. 8-minute walk from Ginza Station on the Ginza Line and other lines	Approx. 2-minute walk from Shibuya Station on the JR Yamanote Line and other lines	Approx. 3-minute walk from Toranomon Station on the Tokyo Metro Ginza Line	Approx. 1-minute walk from Shinjuku-Sanchome Station on the Tokyo Metro Marunouchi Line and other lines Approx. 4-minute walk from Shinjuku Station on the JR Yamanote Line and other lines
Acquisition Date	October 29, 2010	February 15, 2011	August 16, 2013	August 16, 2013 January 9, 2015 (Additional acquisition)	October 30, 2015
Acquisition Price	4,000 million yen	5,010 million yen	5,270 million yen	16,850 million yen * Total price including those of additional acquisitions	2,750 million yen
Appraisal Value as of the End of Period	4,050 million yen	5,180 million yen	9,250 million yen	19,900 million yen	2,990 million yen
Total Land Space	1,259.52 m ²	805.42 m ²	1,077.45 m ² [Area owned by TOKYU REIT: 819.41 m ²]	2,016.83 m ²	270.05 m ²
Total Floor Space	7,513.09 m ² [Including parking spaces (41.74 m ²)]	5,098.61 m ²	7,289.38 m ² [Including parking spaces (41.18 m ²)] [Area owned by TOKYU REIT: 4,403.69 m ²]	11,983.09 m ²	2,006.13 m ²
Structure / Floors	SRC 10F	S/RC B1/8F	SRC *Parking space: S B1/9F	S 10F	S 10F
Completion Date (building age)	February 1992 (26.5 years)	August 2008 (9.9 years)	March 1990 (28.3 years)	April 2010 (8.3 years)	December 1991 (26.6 years)
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership
	Building	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership
Type of Holding Form	Trust beneficiary interest	Real estate	Real estate	Real estate	Real estate
Number of Tenants	6	2	11	3	2
Occupancy Rate	100%	100%	100%	100%	100%
PML ratio	7.4%	4.4%	5.9%	5.4%	4.2%

(Note) TOKYU REIT Kiba Building has been sold on August 1, 2018.

Portfolio List (6)

Name of Property	Properties contributed by sponsors				
	26 Tokyu Bancho Building	27 Lucid Square Ebisu	28 Maison Peony Toritsudaigaku	29 Shonan Mall Fill (land with leasehold interest)	30 OKI System Center (land with leasehold interest)
					
Address	Yonbancho, Chiyoda-ku, Tokyo	3-chome Higashi, Shibuya-ku, Tokyo	1-chome Nakane, Meguro-ku, Tokyo	4-chome Tsujido- Shinmachi, Fujisawa-shi, Kanagawa	1-chome Chuo, Warabi-shi, Saitama
Nearest Station	Approx. 3-minute walk from Ichigaya Station on the JR Chuo Line and other lines	Approximately a 3-minute walk from Ebisu Station on JR Yamanote Line and Tokyo Metro Hibiya Line	Approx. 1-minute walk from Toritsu-daigaku Station on the Tokyu Toyoko Line	Approx. 3 minute by bus or approx. 20-minute walk from Tsujido Station on the JR Tokaido Main Line	Approx. 4-minute walk from Warabi Station on the JR Keihin Tohoku Line
Acquisition Date	March 24, 2016	August 1, 2018	November 15, 2017	April 28, 2006	March 27, 2013
Acquisition Price	12,740 million yen	4,500 million yen	1,200 million yen	6,810 million yen	4,530 million yen
Appraisal Value as of the End of Period	14,200 million yen	4,700 million yen ^(Note)	1,200 million yen	6,560 million yen	5,220 million yen
Total Land Space	2,754.18 m ² [Land included in the property trust totals: 2,573.80 m ²]	478.40 m ²	245.61 m ²	44,078.12 m ²	17,019.18 m ²
Total Floor Space	15,834.55 m ² [Exclusive ownership area of compartments under compartmentalized ownership pertaining to property trust: 11,431.09 m ²]	2,603.30 m ²	950.36 m ²	-	-
Structure / Floors	S 11F	S/SRC B1/7F	RC 10F	-	-
Completion Date (building age)	September 2011 (6.8 years)	April 1992 (26.3 years)	August 2014 (4.0 years)	-	-
Type of Ownership	Land	Proprietary Ownership [Quasi-co-ownership interest of trust beneficiary interest: 49%]	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership
	Building	Compartmentalized ownership [Quasi-co-ownership interest of the 95.1% compartmentalized ownership interest of the trust beneficiary interest: 49%]	Proprietary Ownership	Proprietary Ownership	-
Type of Holding Form	Trust beneficiary interest	Trust beneficiary interest	Real estate	Trust beneficiary interest	Real estate
Number of Tenants	7	8	25	1	1
Occupancy Rate	100%	100%	96.9%	100%	100%
PML ratio	3.3%	5.5%	6.2%	-	-

(Note) Appraisal Value as of the End of Period indicates the appraisal value with June 30, 2018 as the effective date of value.

Overview of Investment Management Company



■ Company Overview

Name : **Tokyu Real Estate Investment Management Inc.**

Address : Shibuya Mark City West 11F, 1-12-1 Dogenzaka
Shibuya-ku, Tokyo

Established : June 27, 2001

Paid-in Capital : 300 million yen
(Number of shares issued and outstanding: 6,000)

Representative : Representative Director & President, Chief Executive
Officer Kazuyoshi Kashiwazaki

Shareholders and ratio
of shareholding : Tokyu Corporation 100%

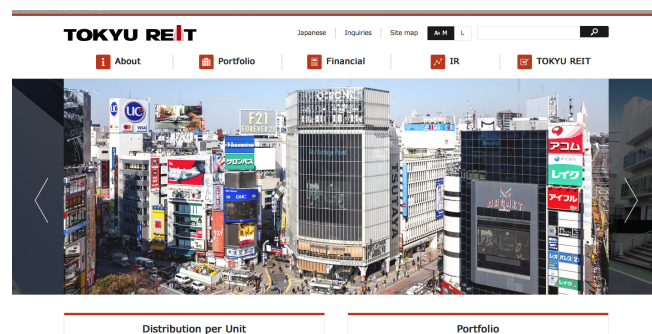
Number of employees : 48 (Excludes part-time executives)

■ TOKYU REIT Website Renewal

TOKYU REIT's website (<https://www.tokyu-reit.co.jp/eng/>) went through renewal in January 2018

It posts latest information including distribution information, portfolio data and materials on financial results in addition to overview of TOKYU REIT and its investment policy

A mobile-friendly website accessible via tablet PCs and smartphones



■ IR Activities

Costs of TOKYU REIT's IR activities are borne by Tokyu REIM
<Major activities conducted from August 2017 to July 2018>

Targeting domestic institutional investors (meeting: 125)

- Financial results roadshow
- Participate in a conference targeting regional institutional investors
- Video streaming of financial report presentation

Targeting domestic individual investors (14)

- Mitsubishi UFJ Morgan Stanley Securities Premium Seminar (Tokyo)
- J-REIT Fair 2017 for individual investors held jointly by ARES and TSE (Tokyo)
- SMBC Nikko Securities J-REIT Seminar 2017 (Kumamoto)
- ARES J-REIT Caravan (Nagoya)
- Mitsubishi UFJ Morgan Stanley Securities Osaka J-REIT Seminar (Osaka)
- Seminars for individual investors held by securities companies (Futako-Tamagawa)
- Daiwa J-REIT Caravan 2017 (Fukuoka)
- Seminars for individual investors held by securities companies (Yokohama)
- SMBC Nikko Securities J-REIT Fair 2018 (Tokyo)
- SMBC Nikko Securities J-REIT Seminar 2018 (Nagoya)
- Daiwa J-REIT Caravan 2018 (Osaka)
- ARES J-REIT Caravan 2018 (Osaka)
- Daiwa J-REIT Festa 2018 (Tokyo)
- SMBC Nikko Securities J-REIT Seminar 2018 (Fukuoka)



J-REIT Seminar (Osaka)

Targeting foreign institutional investors (meeting: 51)

- Financial results roadshow
- Individual meeting (domestic)
- Answering individual telephone conference
- Participate in a domestic global conference
- Video streaming of financial report presentation (English version)

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Numbers for the same item may be different from other disclosure materials due to difference in rounding.

Dates indicated in this document may differ from business days for the convenience of preparing charts.

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