

The Fiscal Period Ended January 2019 (31st 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 Fall 2019)

SHIBUYA STREAM
(opened in September 2018)



Status of Development surrounding Shibuya Station (photographed in February 2019)

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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 January 2019 (FP 31)



Shibuya Dogenzaka Sky Building

1. Financial Results Overview and Forecast

Executive Summary

	Period Ended January 2019 (FP 31) Actual	Period Ending July 2019 (FP 32) Forecast	Period Ending January 2020 (FP 33) Forecast
External Growth	<ul style="list-style-type: none"> • Property Replacement (Disposition of TOKYU REIT Kiba Building) (Acquisition of Lucid Square Ebisu) → Occurrence of gain on sale of properties: 316 million yen • Acquisition of property (REVE Nakameguro (land with leasehold interest)) 	<ul style="list-style-type: none"> • Property Exchange with the Sponsor (March 28, 2019) (Disposition of KALEIDO Shibuya Miyamasuzaka) (Acquisition of Shibuya Dogenzaka Sky Building) (Additional acquisition of Tokyu Bancho Building) → Gain on exchange of real estate, etc.: 40 million yen 	—
Internal Growth	<ul style="list-style-type: none"> • Period-end occupancy rate: 99.0% (-0.3pts) • Upward rent revision rate (based on rent) (Note 1): 54% • Rate of increase (based on rent) (Note 2): 7.2% • 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: 99.5% (+0.5pts) • Revenue increased due to the termination of rent holiday period (Tokyu Bancho Building and other) 	<ul style="list-style-type: none"> • Period-end occupancy rate: 99.8% (+0.3pts) • Revenue increased due to the termination of free rent period (Setagaya Business Square and other)
Finance	<ul style="list-style-type: none"> • Interest expenses (borrowings + investment corporation bonds) : Change of -0.7 million yen (Average interest rate: 1.04% (-0.03pts)) 	<ul style="list-style-type: none"> • Interest expenses (borrowings + investment corporation bonds) : Change of -22 million yen (Average interest rate: 1.03% (-0.01pts)) 	<ul style="list-style-type: none"> • Interest expenses (borrowings + investment corporation bonds) : Change of -9 million yen (Average interest rate: 1.00% (-0.03pts))
NOI	4,996 million yen (+33 million yen)	4,973 million yen (-23 million yen)	5,050 million yen (+77 million yen)
Net income per unit	3,098 yen (+359 yen)	2,829 yen (-269 yen)	2,888 yen (+59 yen)
Amount of reversal of reserve for reduction entry	—	51 yen (Note 4) (+51 yen)	61 yen (Note 5) (+10 yen)
Distribution per unit	3,099 yen (+360 yen)	2,880 yen (-219 yen)	2,950 yen (+70 yen)
NAV per unit	173,828 yen (+5,536 yen)	*Figures in parenthesis are comparison with previous fiscal period	
LTV based on appraisal value	36.6% (-0.6pts)	(Note 1) Among rent revisions at Offices and Retail (Urban)	
Acquisition capacity (Note 3)	72.4 billion yen (+4.9 billion yen)	(Note 2) Comparison of rent after upward rent revision with that of the previous fiscal period at Offices and Retail (Urban)	
		(Note 3) Assumed LTV based on appraisal value to be 50%	
		(Note 4) Equivalent to external wall renovation work costs at TOKYU REIT Shinjuku Building.	
		(Note 5) Equivalent to external wall renovation work costs at TOKYU REIT Shinjuku 2 Building.	

Acquisition/Disposition of Properties (FP ended Jan. 2019 (FP 31))

Property Replacement (August 2018)

Replaced properties with those located in the focused investment areas of TOKYU REIT portfolio based on the Surf Plan (Note 1)

Acquisition

Lucid Square Ebisu (Note 2)
(Office)



Overview of property

Acquisition Price	4,500 million yen
Appraisal Value	4,700 million yen (As of June 30, 2018)
Book Value	4,577 million yen (As of end of Jan. 2019(FP 31))
NOI (Note 3) (NOI yield)	179 million yen per annum (4.0%)
NOI after Depreciation (Note 3) (NOI yield after depreciation)	169 million yen per annum (3.8%)
Occupancy Rate	100% (As of end of Jan. 2019(FP 31))
Area of location	Tokyo's central 5 wards/Tokyu Areas (Shibuya Ward)

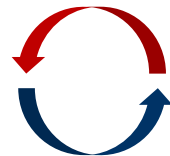
Disposition

TOKYU REIT Kiba Building
(Office)



Overview of property

Disposition Price	4,250 million yen
Appraisal Value	4,010 million yen (As of June 30, 2018)
Book Value	3,861 million yen (as of August 1, 2018)
Gain on sale of property	316 million yen
NOI (Note 4) (NOI yield)	216 million yen per annum (5.1%)
NOI after Depreciation (Note 4) (NOI yield after depreciation)	147 million yen per annum (3.5%)
Occupancy Rate	81.1% (as of August 1, 2018)
Area of location	Other areas



Acquisition (September 2018)

Acquired a property located in the Tokyu Areas jointly with the sponsor

REVE Nakameguro
(land with leasehold interest)



Overview of property

Acquisition Price	1,150 million yen
Appraisal Value	1,150 million yen (As of June 1, 2018)
Book Value	1,162 million yen (As of end of Jan. 2019(FP 31))
NOI (NOI yield)	39 million yen per annum (3.5%)
NOI after Depreciation (NOI yield after depreciation)	39 million yen per annum (3.5%)
Occupancy Rate	100% (As of end of Jan. 2019(FP 31))
Area of location	Tokyu Areas

Portfolio Status

	Number of properties	Asset size (based on acquisition price)	Focused investment areas of TOKYU REIT portfolio Ratio
End of FP ended Jul. 2018 (FP 30)	29 properties	223.5 billion yen	93.1%
End of FP ended Jan. 2019 (FP 31)	↓ +1 property 30 properties	↓ +1.6 billion yen 225.1 billion yen	↓ +1.9% 95.0%

(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 eyes the cyclicality of real estate prices (page 24)

(Note 2) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

(Note 3) Calculated based on actual results from August 2018 to January 2019 and on estimated figures from February 2019 to July 2019.

(Note 4) Calculated based on actual results from August 2017 to July 2018.

Property Exchange with Sponsor (FP ending Jul. 2019 (FP 32))

Based on the “Capital Re-investment Model” (Note 1), acquired office buildings in Bancho and Shibuya with strong tenant demand through exchange.

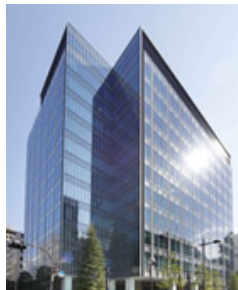
- Overview of property exchange with the sponsor (Exchange planned for March 28, 2019)

Acquisition

Shibuya Dogenzaka Sky Building (Office)



Tokyu Bancho Building (Additional acquisition (Note 2)) (Office)



Disposition

KALEIDO Shibuya Miyamasuzaka (Retail Property)



Overview of property

Property name	Shibuya Dogenzaka Sky Building	Tokyu Bancho Building (Additional acquisition)
Acquisition Price	8,100 million yen	1,040 million yen
Most recent appraisal value	8,290 million yen	1,040 million yen
NOI (Note 3) (NOI yield)	307 million yen per annum (3.8%)	34 million yen per annum (3.3%)
NOI after Depreciation (Note 3) (NOI yield after depreciation)	272 million yen per annum (3.4%)	24 million yen per annum (2.4%)
Mid- to long-term NOI (Mid- to long-term NOI yield)	324 million yen per annum (4.0%)	34 million yen per annum (3.3%)
Completion Date	March 1988	September 2011
Occupancy Rate (Note 4)	100%	100%
Seller	Tokyu Corporation	

Overview of property

Book Value (Note 4)	5,053 million yen
Disposition Price	7,780 million yen
Gain on Exchange of Real Estate, etc. (Note 5)	40 million yen
NOI (Note 3) (NOI yield)	277 million yen per annum (3.6%)
NOI after Depreciation (Note 3) (NOI yield after depreciation)	241 million yen per annum (3.1%)
Mid- to long-term NOI (Mid- to long-term NOI yield)	283 million yen per annum (3.6%)
Completion Date	January 1992
Occupancy Rate (Note 4)	100.0%
Buyer	Tokyu Corporation

- Significance of property exchange

1. Shibuya Dogenzaka Sky Building

- Average office vacancy rate in the Shibuya/Ebisu area stands at **0.2%** (Note 6)
- Average rent for the current tenants is at a lower level compared to the current contract rents

⇒ Expects room for rent increase in the future

2. Tokyu Bancho Building (Additional acquisition)

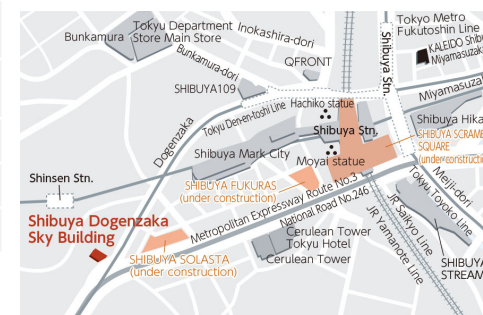
- Average office vacancy rate in the Kanda/Idabashi area including Bancho stands at **0.2%** (Note 6)
- Quasi co-ownership interest (Note 7): **49.0%** ⇒ **52.6%** (Acquired the majority)

3. Increase in NOI and asset size

(Unit: million yen)	Acquisition		Disposition	Balance
	Shibuya Dogenzaka Sky Building	Tokyu Bancho Building (Additional acquisition)	KALEIDO Shibuya Miyamasuzaka	
NOI (Note 3)	307	34	-277	+64
Asset size	8,100	1,040	-5,150	+3,990

4. Reduction through Exchange

(Unit: million yen)	Acquisition Price	Reduction amount	Book Value (Note 8)
Shibuya Dogenzaka Sky Building	8,100	2,385	5,714
Tokyu Bancho Building (Additional acquisition)	1,040	300	739
Total	9,140	2,685	6,454



<Map of the vicinity of Shibuya Station>

(Note 6) As of December 31, 2018 Source: “Japan Office Market View” by CBRE K.K.

(Note 7) Quasi co-ownership interest of the trust beneficiary interest (95.1% compartmentalized ownership interest)

(Note 8) Before reflecting the acquisition-related expenses

(Note 1) An idea to aim for ceaseless value enhancement in investment targeted area through sponsor collaboration in line with stages of life of property (page 25)

(Note 2) 3.6% quasi co-ownership interest of the trust beneficiary interest (95.1% compartmentalized ownership interest).

(Note 3) For the acquired assets, estimated figures exclusive of special items from income and expenditure of the acquisition fiscal year; and for the disposed asset, the most recent actual results from February 2018 to January 2019. Yields are based on acquisition/disposition price.

(Note 4) As of the date of exchange. (As of March 28, 2019)

(Note 5) Of the difference between the disposition price and the book value, reduction entry of 2,685 million yen is scheduled to be implemented for the two properties to be acquired through exchange.

1. Financial Results Overview and Forecast

Financial Results Overview (FP ended Jan. 2019 (FP 31))

Recorded gain on sale of real estate, etc. in the fiscal period ended January 2019, resulting in an increase of net income per unit compared to both the previous fiscal period and forecast.

Income Statement (P/L) and Distribution per Unit

Unit: million yen

Item	FP ended Jan. 2019 Actual (FP 31)	FP ended Jul. 2018 Actual (FP 30)	Changes	FP ended Jan. 2019 Forecast (FP 31) As of Sep. 13, 2018	Changes
Operating Revenues (A)	7,523	7,119	404	7,495	28
Revenues from Real Estate Operation (B)	7,207	7,119	87	7,179	27
Rental Revenues	6,728	6,663	64	6,711	16
Other Rental Revenues	478	455	22	467	10
Gain on sale of real estate, etc.	316	-	316	316	0
Operating Expenses (C)	3,976	3,922	54	4,021	-45
Expenses from Real Estate Operation	3,238	3,211	27	3,281	-43
Expenses (D)	2,210	2,156	53	2,253	-42
NOI (B)-(D)	4,996	4,962	33	4,925	70
Depreciation	1,015	1,049	-34	1,021	-6
Loss from the Removal of Fixed Assets	13	5	7	7	5
Other Operating Expenses	737	711	26	740	-2
Investment Management Fee	595	578	16	591	4
Operating Income (A)-(C)	3,547	3,197	349	3,473	73
Non-Operating Revenues	1	0	0	0	0
Non-Operating Expenses	518	519	-0	520	-2
Interest Expenses	451	453	-1	452	-0
Interest of investment corporation bonds	39	39	0	39	-0
Ordinary Income	3,029	2,679	350	2,953	76
Net Income	3,029	2,678	350	2,952	76
Information per Unit					
Net Income per Unit (EPS) (¥)	3,098	2,739	359	3,020	78
Distribution per Unit (DPU) (¥)	3,099	2,739	360	3,020	79
Others					
Occupancy Rate (%)	99.0	99.3	-0.3pts	98.8	0.2pts
NOI Yield (Note) (%)	4.41	4.48	-0.07pts	4.32	0.09pts

Breakdown of Major Differences

<Comparison with previous fiscal period>

Operating Revenues	Revenues from Real Estate Operation	+87 million yen
	Rental Revenues	+64 million yen
	• Tokyu Toranomon Building	+117 million yen
	• Lucid Square Ebisu (new acquisition)	+93 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	-16 million yen
	• Setagaya Business Square	-15 million yen
	Gain on sale of real estate, etc. (TOKYU REIT Kiba Building)	+316 million yen
Operating Expenses	Expenses from Real Estate Operation	+27 million yen
	Expenses	+53 million yen
	• Repair and maintenance costs	+31 million yen
	Depreciation	-34 million yen
	• TOKYU REIT Kiba Building (disposition)	-34 million yen
	• Lucid Square Ebisu (new acquisition)	+4 million yen
	Investment Management Fee	+16 million yen

<Comparison with forecast>

Operating Revenues	Revenues from Real Estate Operation	+27 million yen
	Rental Revenues	+16 million yen
	• Lucid Square Ebisu	+8 million yen
Operating Expenses	Expenses from Real Estate Operation	-43 million yen
	Expenses	-42 million yen
	• Repair and maintenance	-31 million yen

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

Financial Results Forecast (FP ending Jul. 2019 and FP ending Jan. 2020)

Continuous increase in Revenues from Real Estate Operation is expected. Reversal of Reserve for Reduction Entry in line with external wall renovation in the 32nd and 33rd fiscal periods is planned.

Forecast of Income Statement (P/L) and Distribution per Unit ■ Breakdown of Major Differences

Unit: million yen

Item	FP ended Jan. 2019 Actual (FP 31)	FP ending Jul. 2019 Forecast (FP 32) As of Mar. 14, 2019	Changes	FP ending Jan. 2020 Forecast (FP 33) As of Mar. 14, 2019	Changes
Operating Revenues (A)	7,523	7,371	-152	7,419	48
Revenues from Real Estate Operation (B)	7,207	7,331	124	7,419	88
Rental Revenues	6,728	6,863	134	6,949	86
Other Rental Revenues	478	468	-10	470	2
Gain on exchange of real estate, etc.	-	40	40	-	-40
Gain on sale of real estate, etc.	316	-	-316	-	-
Operating Expenses (C)	3,976	4,110	133	4,110	-0
Expenses from Real Estate Operation	3,238	3,347	108	3,374	27
Expenses (D)	2,210	2,358	147	2,369	11
NOI (B)-(D)	4,996	4,973	-23	5,050	77
Depreciation	1,015	983	-31	1,000	16
Loss from the Removal of Fixed Assets	13	5	-7	5	-0
Other Operating Expenses	737	762	25	735	-27
Investment Management Fee	595	594	-1	602	8
Operating Income (A)-(C)	3,547	3,261	-286	3,309	48
Non-Operating Revenues	1	1	-0	0	-0
Non-Operating Expenses	518	495	-23	485	-9
Interest Expenses	451	436	-15	426	-9
Interest of investment corporation bonds	39	32	-6	32	-0
Ordinary Income	3,029	2,767	-262	2,825	58
Net Income	3,029	2,766	-263	2,824	58

Net Income per Unit (EPS) (¥)	3,098	2,829	-269	2,888	59
Information per Unit					
Amount of Reversal of Reserve for Reduction Entry per Unit (¥)	-	51	51	61	10
Distribution per Unit (DPU) (¥)	3,099	2,880	-219	2,950	70
Others					
Occupancy Rate (%)	99.0	99.5	0.5pts	99.8	0.3pts
NOI Yield (Note) (%)	4.41	4.40	-0.01pts	4.37	-0.03pts

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

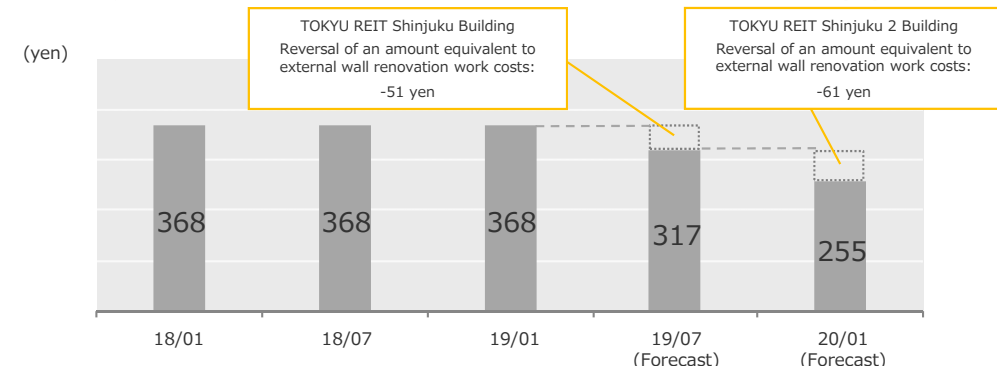
<FP ending Jul. 2019 (FP 32) Comparison with previous fiscal period>

Operating Revenues	Revenues from Real Estate Operation	
	Rental Revenues	+124 million yen
	• Shibuya Dogenzaka Sky Building (new acquisition)	+134 million yen
	• Tokyu Bancho Building (additional acquisition)	+135 million yen
	• Setagaya Business Square	+31 million yen
	• Tokyu Ginza 2-chome Building	+23 million yen
	• Tokyu Nampeidai-cho Building	+16 million yen
	• Tokyu Sakuragaoka-cho Building	+10 million yen
	• TOKYU REIT Shibuya R Building	+9 million yen
	• KALEIDO Shibuya Miyamasuzaka (disposition)	-111 million yen
	Gain on exchange of real estate, etc. (KALEIDO Shibuya Miyamasuzaka)	+40 million yen
	Gain on sale of real estate, etc. (For FP 31 (TOKYU REIT Kiba Building))	-316 million yen
Operating Expenses	Expenses from Real Estate Operation	+108 million yen
	Expenses	+147 million yen
	• Repair and maintenance costs	+57 million yen
	• Property and Other Taxes	+30 million yen

<FP ending Jan. 2020 (FP 33) Comparison with previous fiscal period>

Operating Revenues	Revenues from Real Estate Operation	
	Rental Revenues	+88 million yen
	Gain on sale of real estate, etc. (For FP 32 (KALEIDO Shibuya Miyamasuzaka))	+86 million yen
		-40 million yen

Change in Balance of Reserve for Reduction Entry per Unit

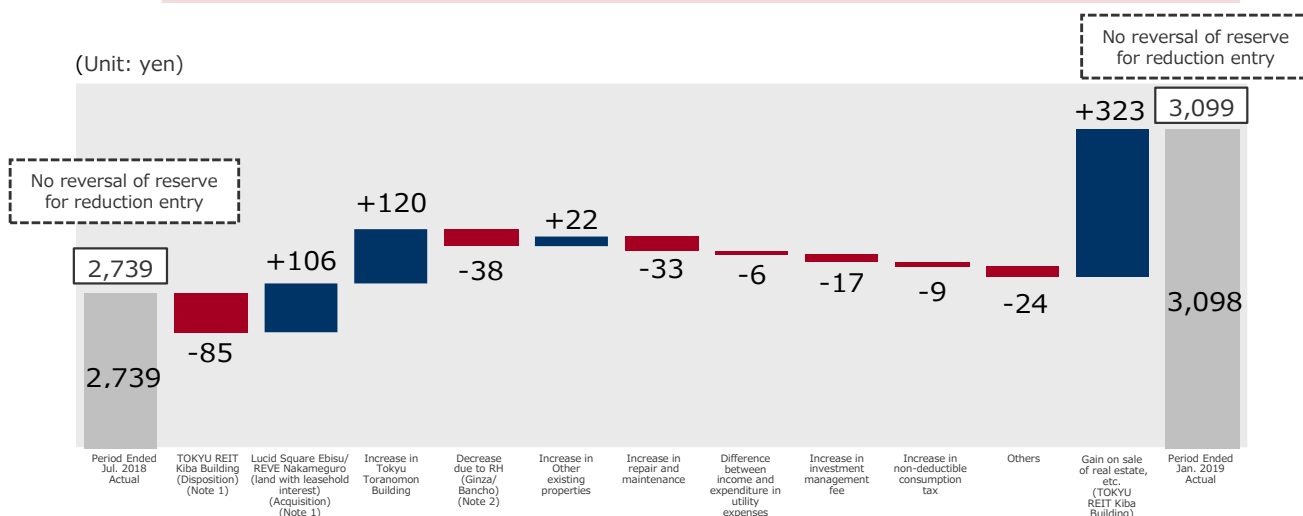


* Balance of reserve for reduction entry per unit is calculated by dividing the amount derived by adding/subtracting the amount of provision in reserve for reduction entry or reversal of reserve for reduction entry in each period to/from the balance of reserve for reduction entry in each period indicated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

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

Period Ended January 2019 (FP 31) Actual

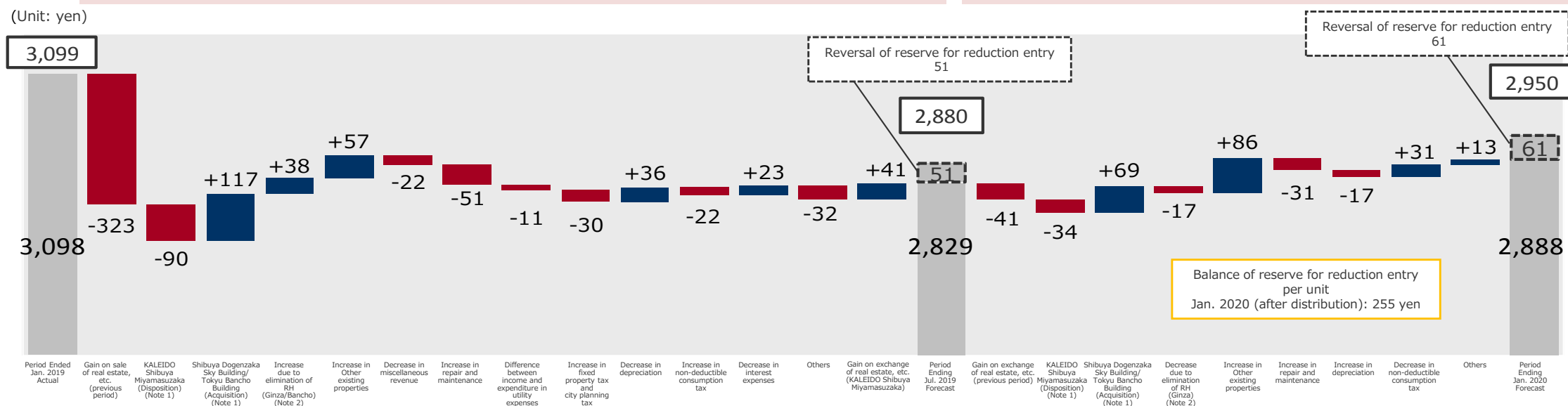


(Note 1) NOI after depreciation

(Note 2) 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 July 2019 (FP 32) Forecast

Period Ending January 2020 (FP 33) Forecast



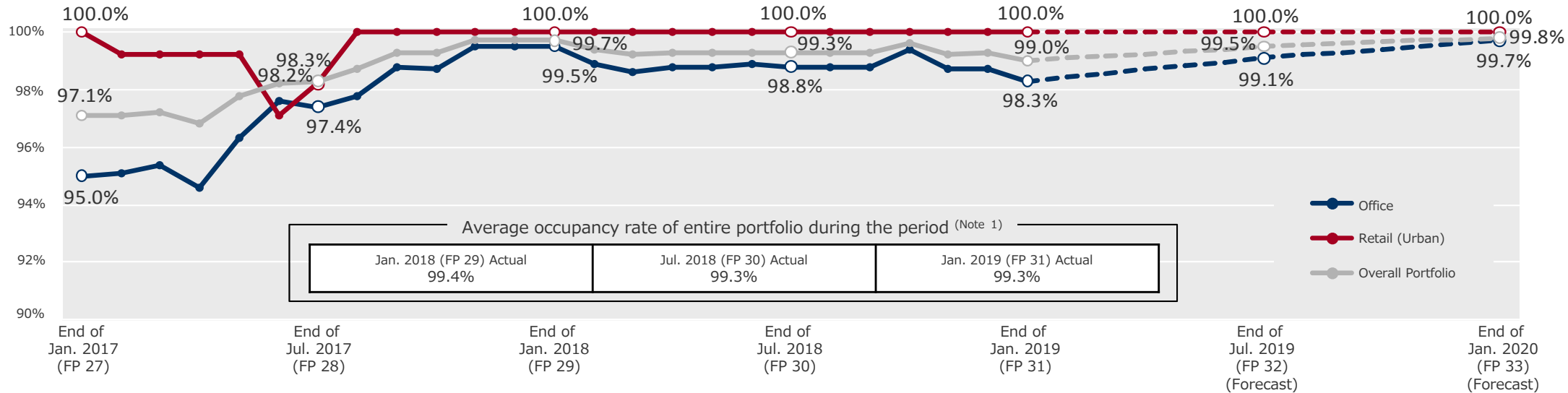
2. Investment Performance Results and Future Outlook



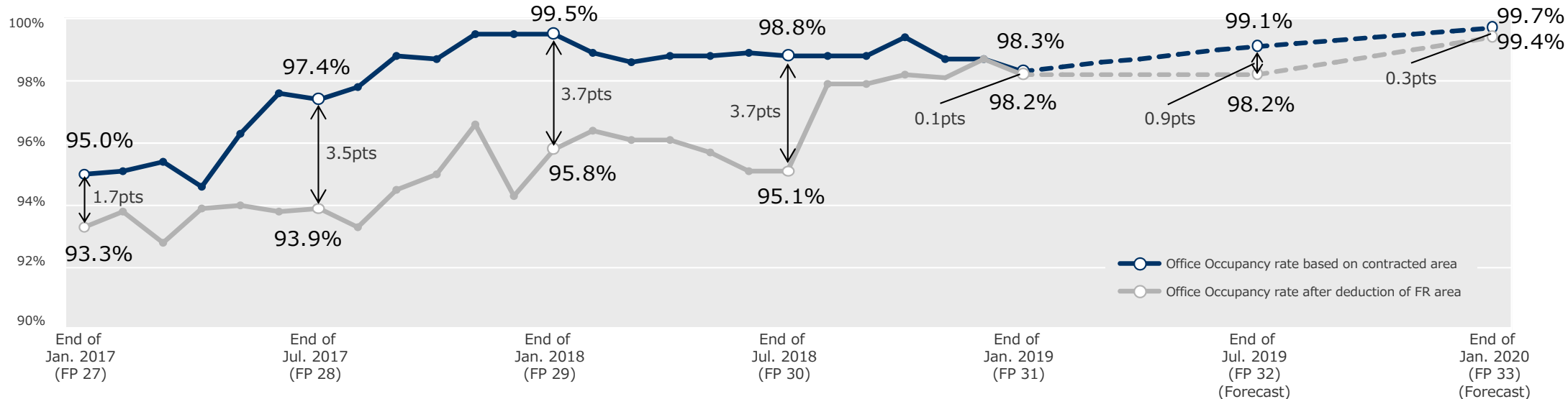
Tokyu Toranomon Building

Portfolio Occupancy Status

■ Occupancy Rate (Entire 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))



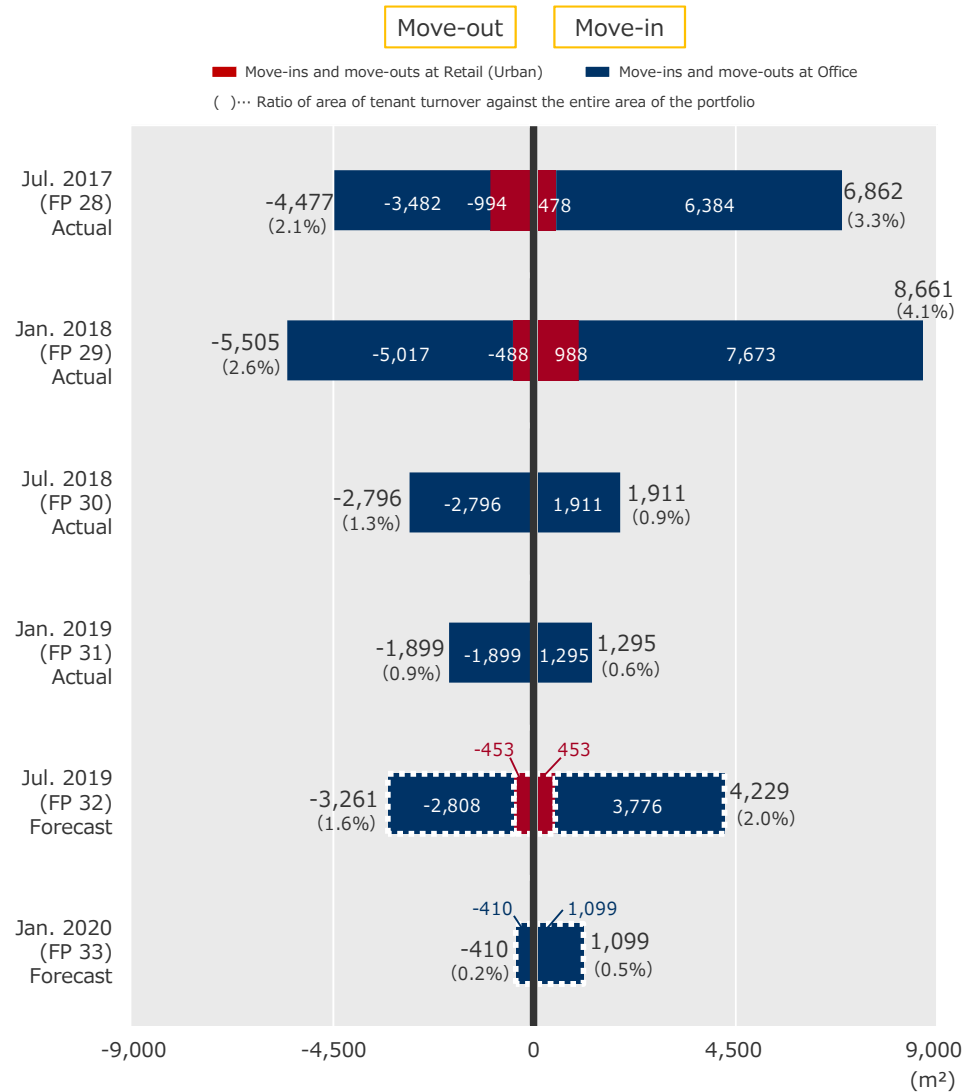
(Note 1) Average occupancy rate of entire portfolio during the period is a simple average of the month-end occupancy rate of the overall portfolio in each period.

(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 sections continue to expect high occupancy rates, finding new occupants with short downtime

■ Area of Tenant Turnover (Office, Retail (Urban))



■ Status of Tenant Turnover (Office, Retail (Urban)) (Note 4)

Name of Property	Ended Jan. 2019 (FP 31) Actual	Ending Jul. 2019 (FP 32) Forecast	Ending Jan. 2020 (FP 33) Forecast	Remark
Retail Properties				
cocoti	Move-ins	301.90 m ²	-	• The section scheduled to be vacated in the fiscal period ending July 2019 will have its use changed and is expected to be occupied with no downtime.
	Move-outs	-	301.90 m ²	
	Area of vacant rooms as of the end of period	-	-	
Daikanyama Forum	Move-ins	151.29 m ²	-	• The section scheduled to be vacated in the fiscal period ending July 2019 will have section-dividing walls removed and is expected to be occupied with a downtime of around 3 weeks due to the current tenant's floor expansion.
	Move-outs	-	151.29 m ²	
	Area of vacant rooms as of the end of period	-	-	
Office				
Setagaya Business Square (Note 1)	Move-ins	827.99 m ²	1,515.52 m ²	• It is expected that there will be 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	876.28 m ²	661.07 m ²	
	Area of vacant rooms as of the end of period	988.82 m ²	159.36 m ²	
TOKYU REIT Shinjuku 2 Building	Move-ins	107.24 m ²	-	• The section vacated in the fiscal period ended January 2019 had its use changed from office to retail and was occupied in the fiscal period.
	Move-outs	103.99 m ²	-	
	Area of vacant rooms as of the end of period	-	-	
Tokyu Bancho Building (Note 2)	Move-ins	-	564.69 m ²	• The section vacated in the fiscal period ended January 2019 was occupied in the fiscal period ending July 2019 (February 2019) with a downtime of around 2 weeks.
	Move-outs	564.69 m ²	-	
	Area of vacant rooms as of the end of period	564.69 m ²	-	
Lucid Square Ebisu (Note 3)	Move-ins	327.40 m ²	-	• The section vacated in the fiscal period ended January 2019 has been occupied with no downtime.
	Move-outs	327.40 m ²	-	
	Area of vacant rooms as of the end of period	-	-	
Tokyo Nissan Taito Building	Move-ins	-	666.79 m ²	• 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 with leasing activities which include seeking of floor expansion by current tenants. • Residential section on the 9th floor which had suspended tenant solicitation due to renovation is expected to be occupied during the fiscal period ending January 2020.
	Move-outs	-	425.67 m ²	
	Area of vacant rooms as of the end of period	489.22 m ²	914.89 m ²	
TOKYU REIT Toranomon Building	Move-ins	-	1,184.63 m ²	• The section vacated in the fiscal period ended July 2019 (February 2019) is expected to be occupied with a downtime of 2 months.
	Move-outs	-	1,184.63 m ²	
	Area of vacant rooms as of the end of period	-	-	
Akihabara Sanwa Toyo Building	Move-ins	-	511.65 m ²	• The section scheduled to be vacated in the fiscal period ending July 2019 is expected to be occupied with no downtime.
	Move-outs	-	511.65 m ²	
	Area of vacant rooms as of the end of period	-	-	
<Properties to be acquired in the fiscal period ending July 2019 (FP32)>				
Shibuya Dogenzaka Sky Building (To be acquired on March 28, 2019)	Move-ins	-	410.97 m ²	• The section scheduled to be vacated in the fiscal period ending January 2020 is expected to be occupied during the fiscal period with leasing activities which include seeking of floor expansion by current tenants.
	Move-outs	-	410.97 m ²	
	Area of vacant rooms as of the end of period	-	-	

(Note 1) Figures for Setagaya Business Square are the values after conversion with the 55% coownership interest.

(Note 2) 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.

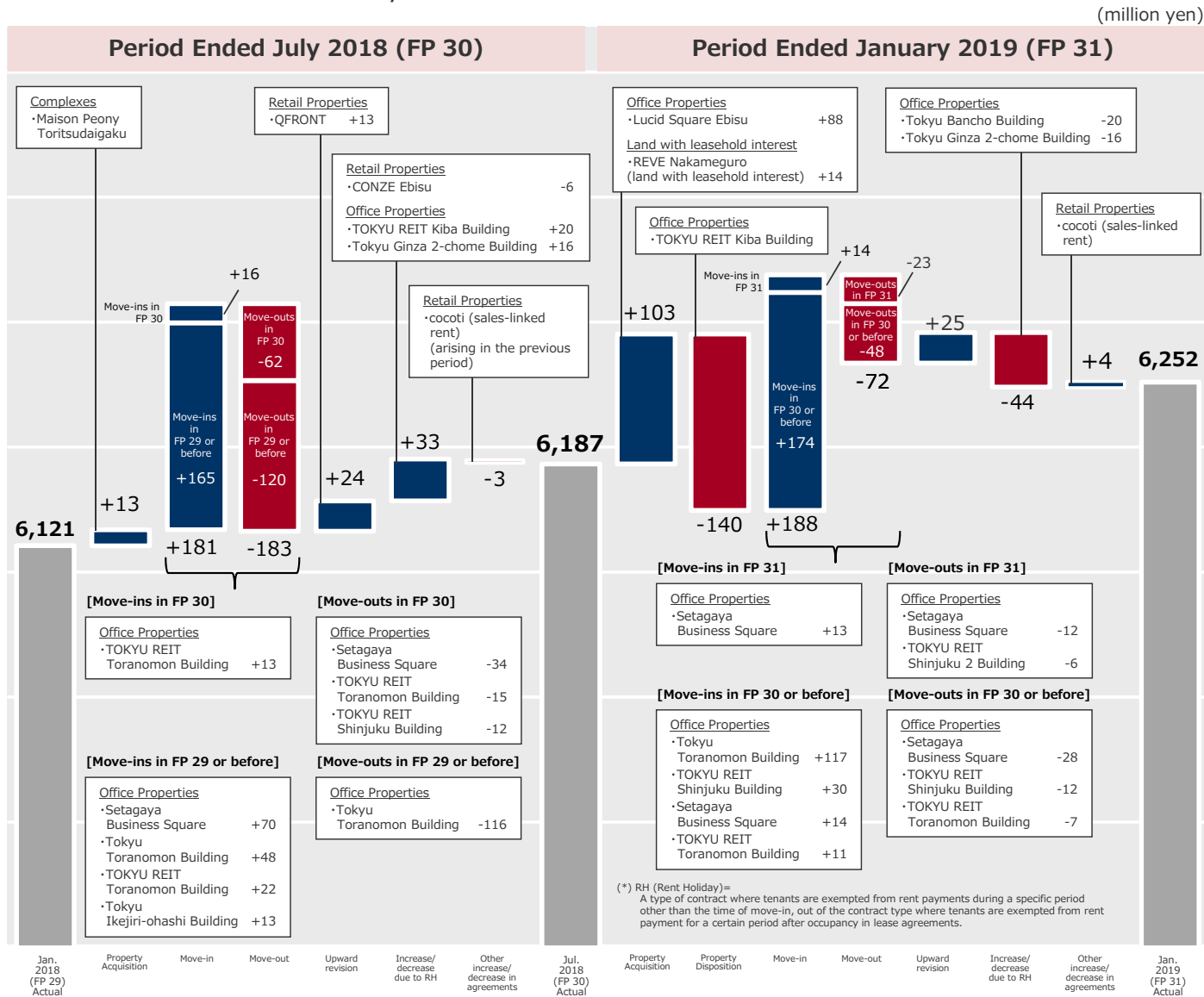
(Note 3) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

(Note 4) Move-ins and Move-out areas do not include the warehouse space.

Rental Revenue Results

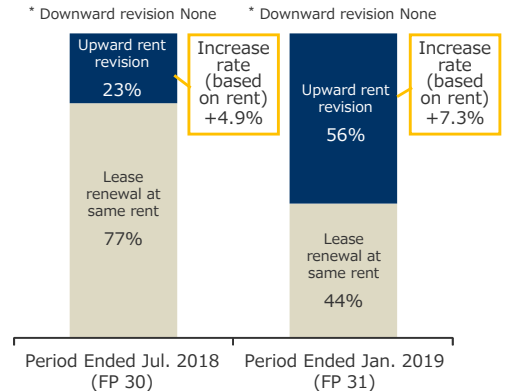
Revenue increase trend has continued due to move-ins of tenants, upward rent revision, etc.

■ Breakdown of Increase/Decrease in Rental Revenues



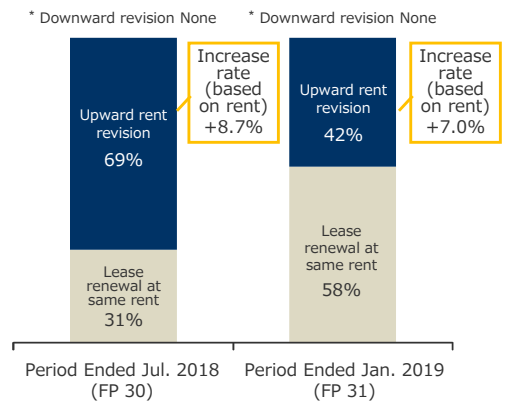
■ Rent Revision Trends (Office)

* Based on monthly rent (including common area charges)



■ Rent Revision Trends (Retail (Urban))

* Based on monthly rent (including common area charges)

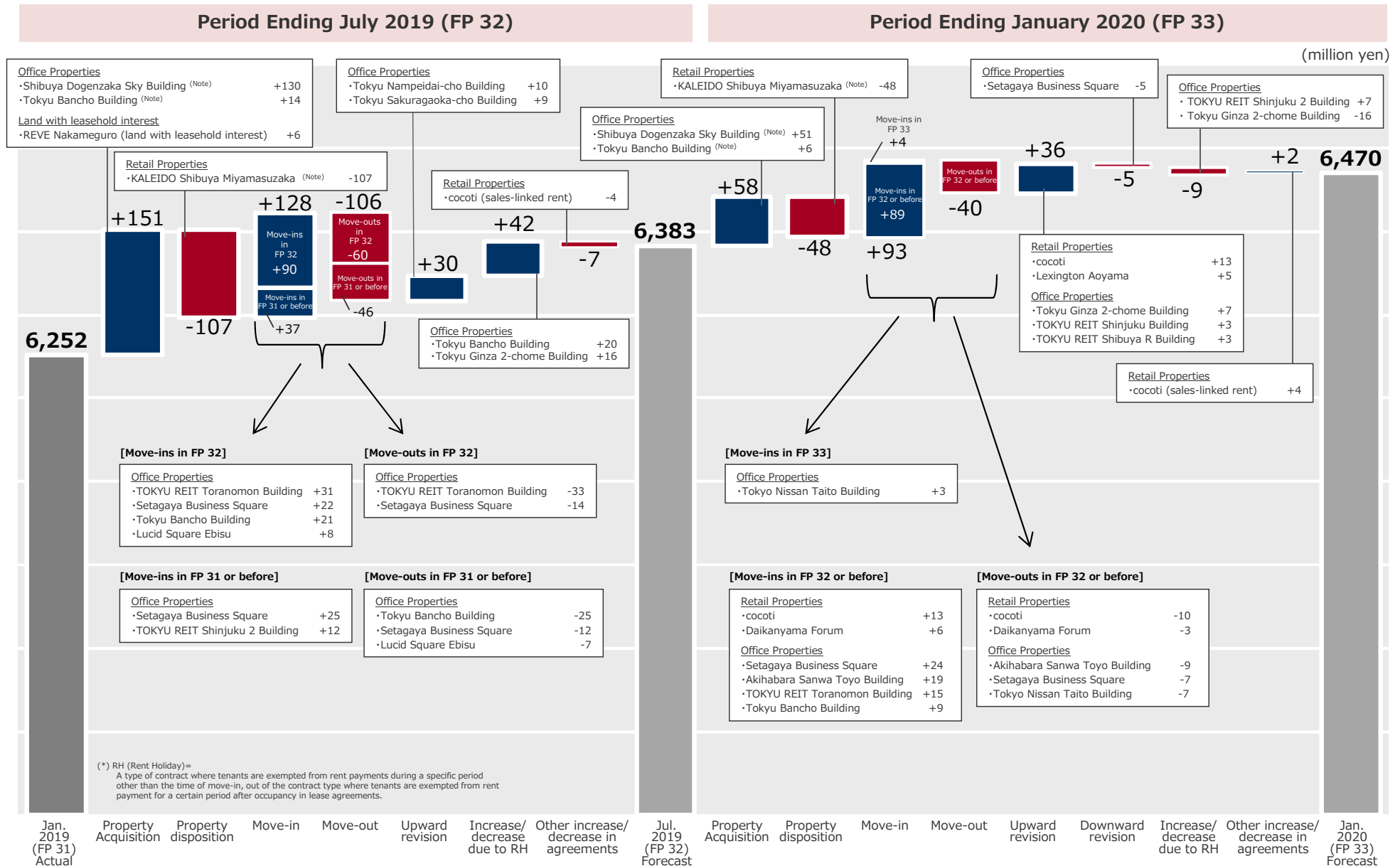


Total of office and retail (urban)

Upward rent revision rate (Based on monthly rent)	FP 30: 24.5%	FP 31: 53.5%
Increase rate (Based on monthly rent)	FP 30: 5.2%	FP 31: 7.2%

Rental Revenue Outlook

■ Breakdown of Increase/Decrease in Rental Revenues

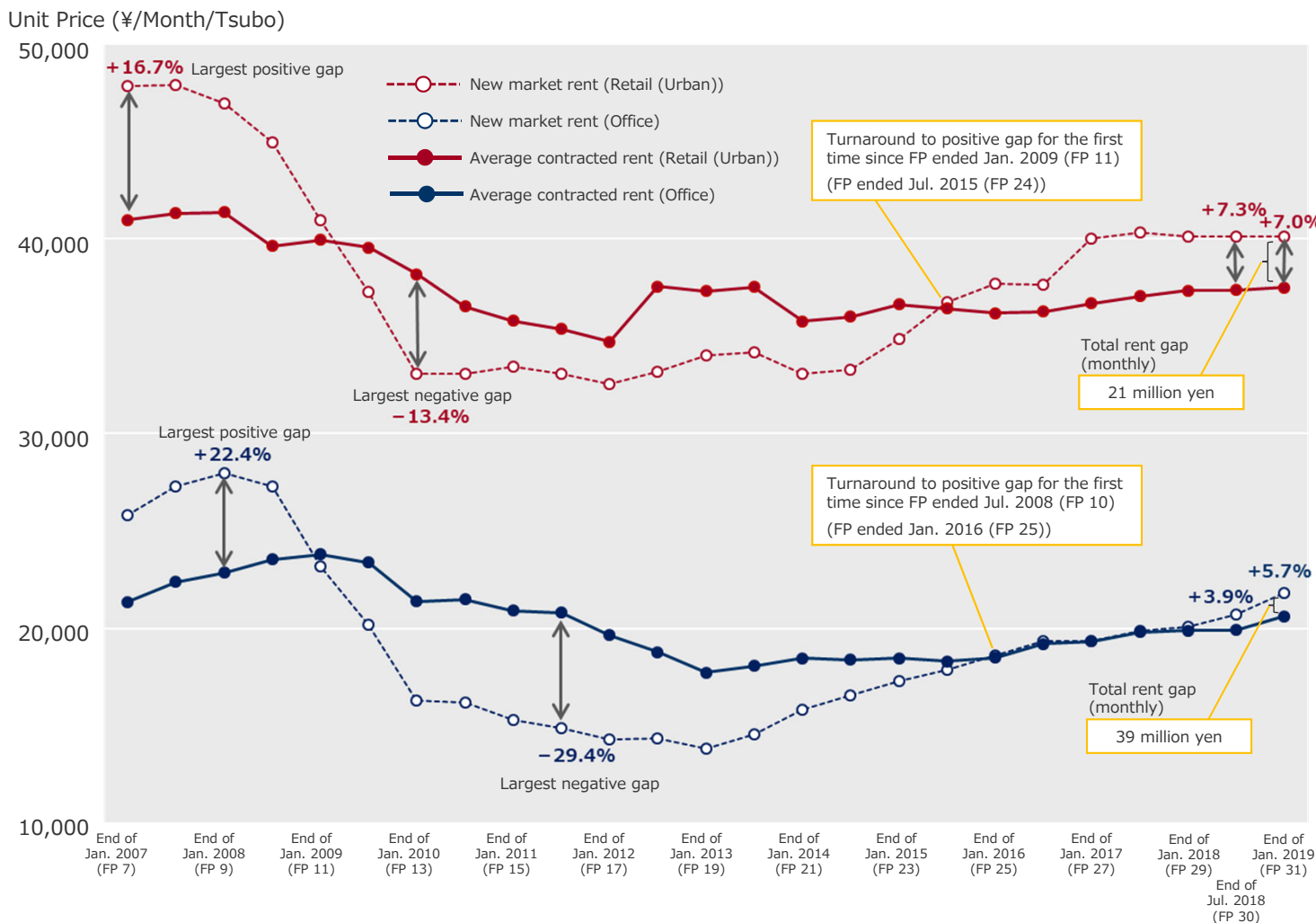


(Note) KALEIDO Shibuya Miyamasuzaka is scheduled to be disposed on March 28, 2019, Shibuya Dogenzaka Sky Building and Tokyu Bancho Building (additional acquisition) are scheduled to be acquired on March 28, 2019.

Rent Gap and Percentage of Tenants Facing Rent Revision

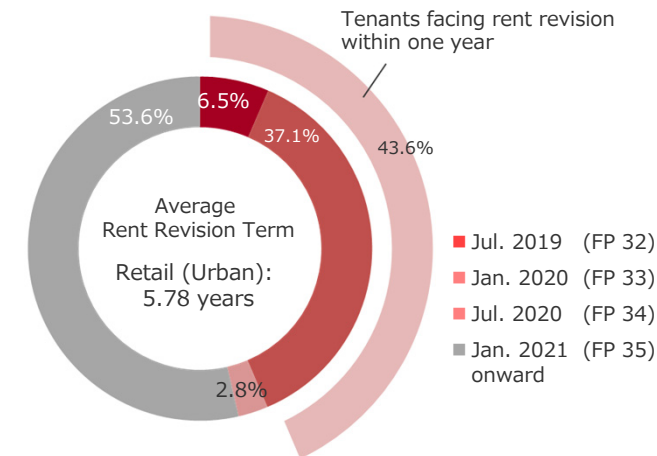
Change in Rent Gap

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

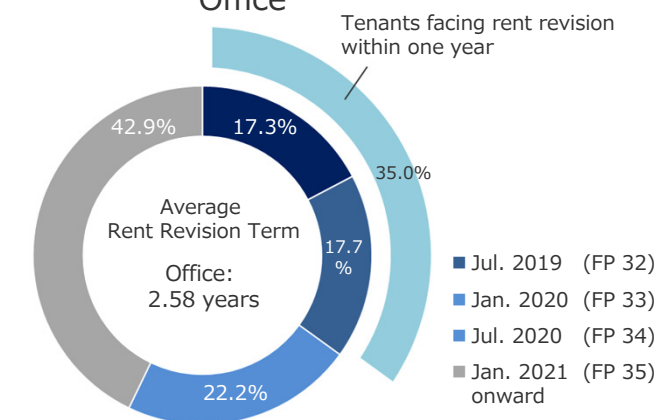


Percentage of Tenants Facing Rent Revision

Retail (Urban)



Office



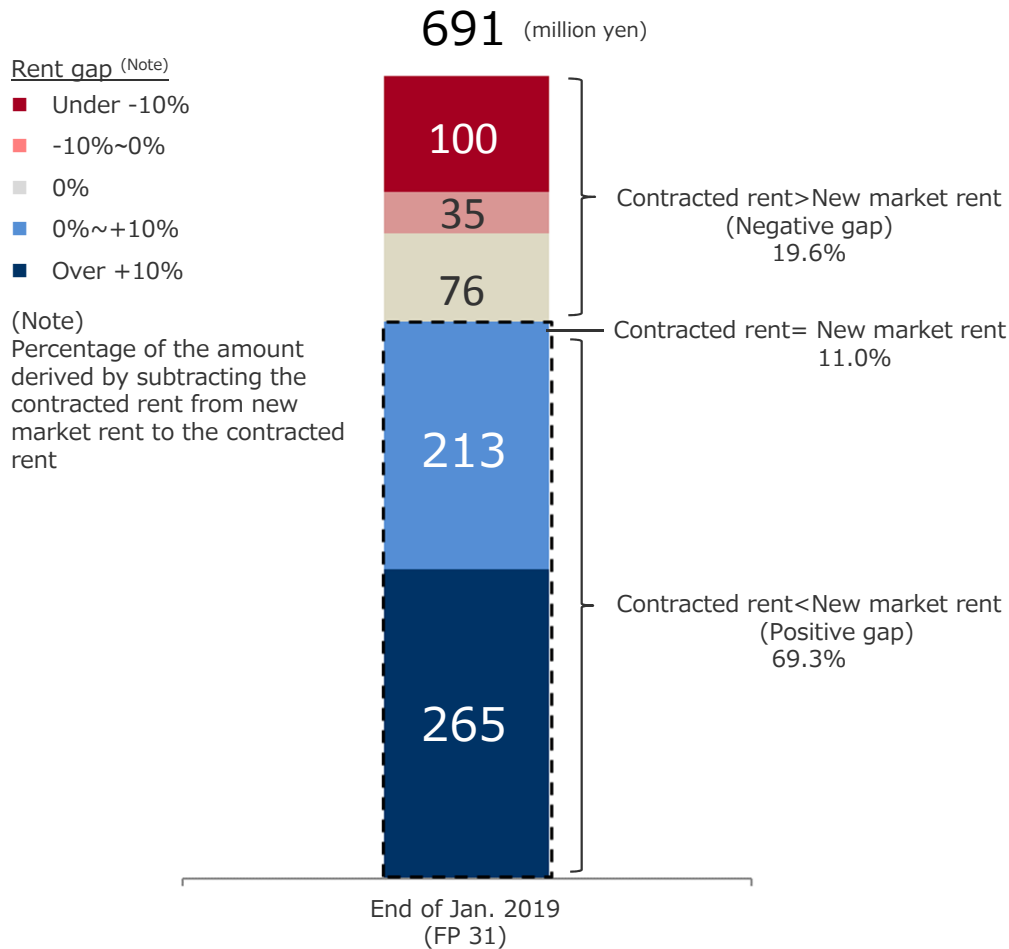
*In calculating the average contracted rent, vacant spaces have not been factored in.
 *Both the average contracted rent and new market rent include common area charges (excludes income from parking, warehousing and billboards).
 *Office new market rent is the mean value of rents appraised by CBRE by property.
 *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 based on monthly rent at the end of Jan. 2019 (FP 31).
 * Rent includes common area charges (excludes income from parking, warehousing and billboards).

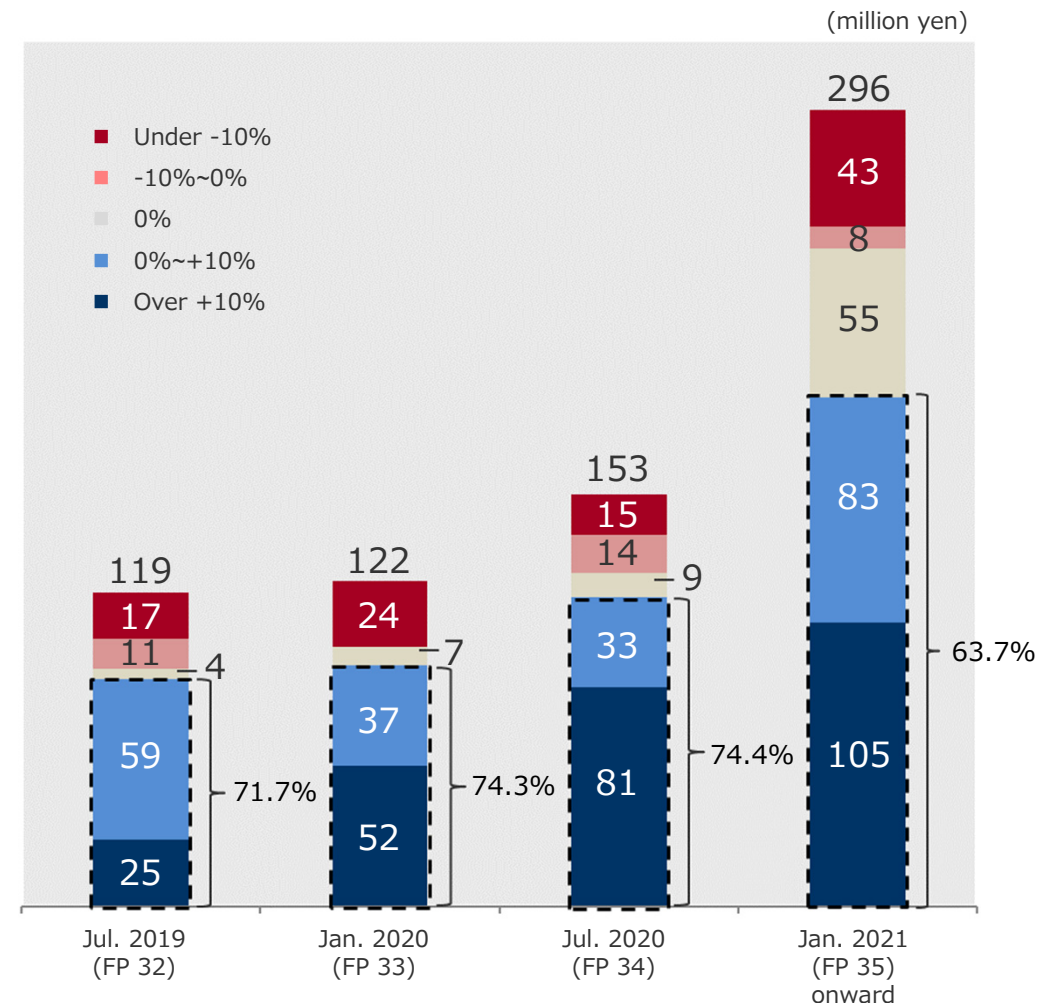
Breakdown of Office Rent Gap

■ 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 January 2019 (FP 31) recorded an overall positive gap of 5.7% compared with the new market rent (refer to p.15)



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

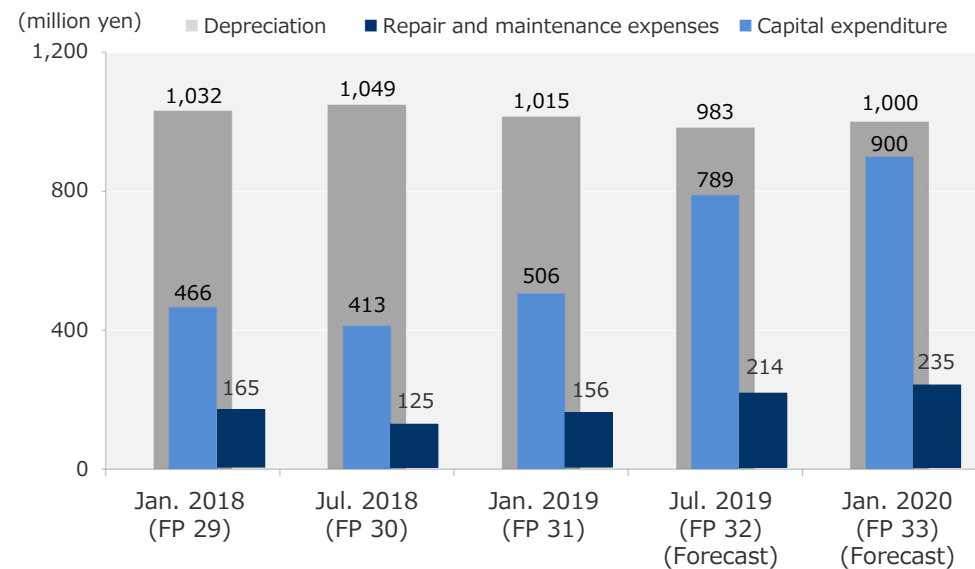


* Rent includes common area charges (excludes income from parking, warehousing and billboards).
* New market rent is the rent appraised by CBRE by property.

* Prepared based on the contracted rent of each tenant and the rent appraised by CBRE by property in the fiscal period ended Jan. 2019 (FP 31) in office buildings owned at the end of the fiscal period ended Jan. 2019 (FP 31).

Results and Schedule of Construction Work

Change in depreciation, repair and maintenance expenses and capital expenditure



Results of main construction work conducted in the fiscal period ended January 2019 (FP 31)

Unit: million yen

Property name	Item of construction work	Total	Breakdown	
			Repair and maintenance expenses	Capital expenditure
Setagaya Business Square	Renovation of elevator	124	1	122
	Renovation of restroom	46	8	37
	Renewal of blinds	22	0	22
TOKYU REIT Akasaka Hinokicho Building	Renovation of elevator	42	0	42
TOKYU REIT Toranomon Building	Renovation of elevator	62	3	58

Setagaya Business Square: Renovation of elevator at the Tower Building (from September 2018)



<Before renovation>

Improved seismic performance/some adopting barrier-free design

<After renovation>

Schedule of main construction work to be conducted in the fiscal periods ending July 2019 (FP 32) and January 2020 (FP 33)

Unit: million yen

Implementation period	Property name	Item of construction work	Total	Breakdown	
				Repair and maintenance expenses	Capital expenditure
Ending Jul. 2019 (FP 32)	Setagaya Business Square	Renovation of elevator	225	4	221
	TOKYU REIT Shinjuku Building	External wall renovation	50	50	0
Ending Jan. 2020 (FP 33)	Setagaya Business Square	Renovation of elevator	246	3	243
		Rooftop waterproofing	78	21	56
	TOKYU REIT Toranomon Building	Renovation of mechanical parking facility	86	14	72
	TOKYU REIT Shinjuku 2 Building	External wall renovation	60	60	0
	TOKYU REIT Shinjuku Building	Adoption of LED lighting	52	0	52

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

Interest-Bearing Debt Status

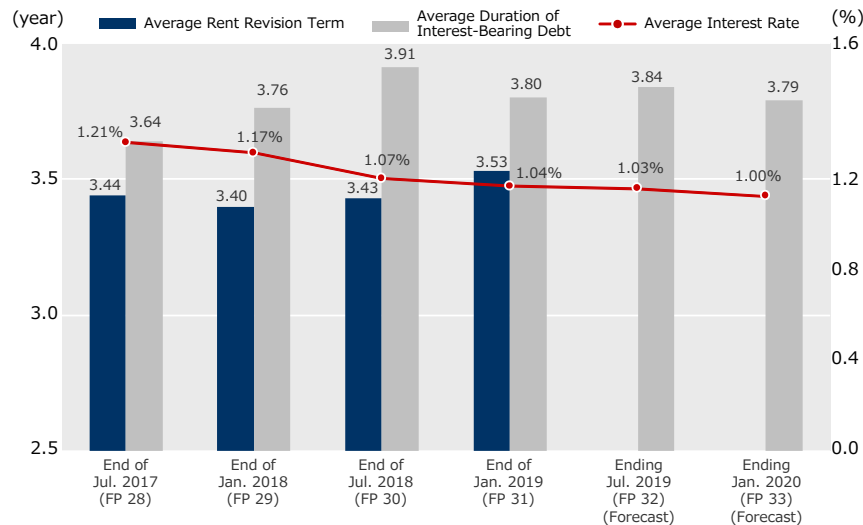
Average interest continued to decrease due to refinancing

Major Financial Indices

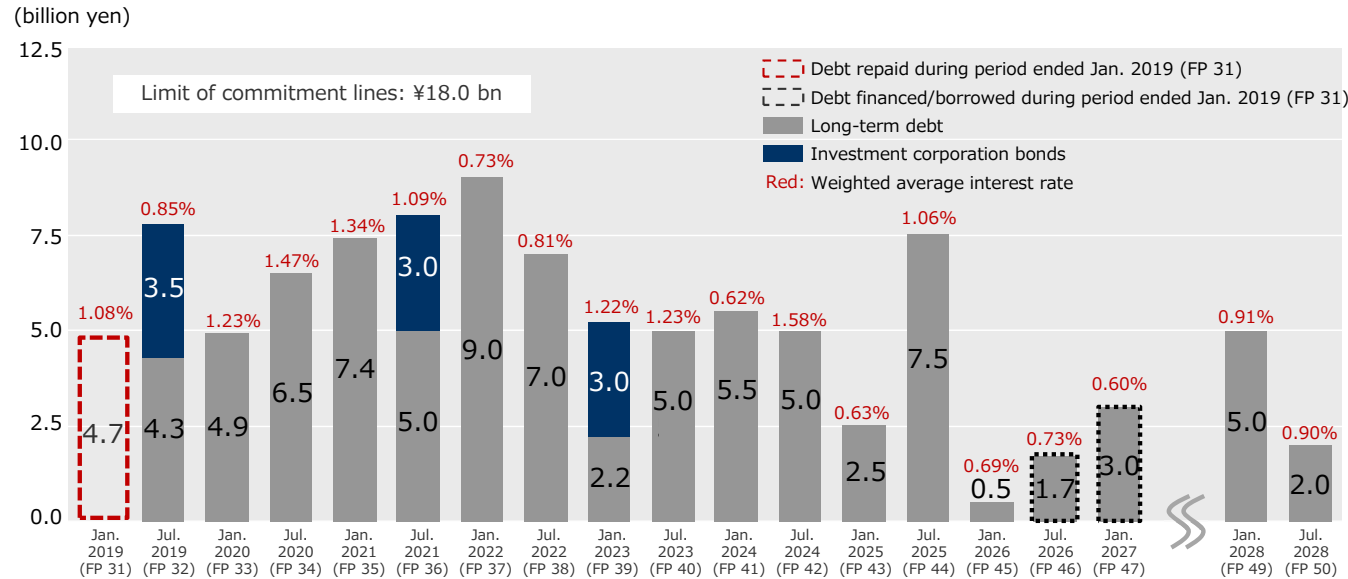
	End of Jan. 2019 (FP 31)	End of Jul. 2018 (FP 30)	Change
Total Interest-Bearing Debt	93.5 billion yen	93.5 billion yen	-
Average Interest Rate	1.04%	1.07%	-0.03 pts
Average Duration	3.80 years	3.91 years	-0.11 years
Long-Term Fixed-Rate Ratio	100%	100%	-
LTV / Total Assets	42.5%	42.6%	-0.1 pts
LTV Based on Appraisal Value	36.6%	37.2%	-0.6 pts
Acquisition Capacity (Note)	72.4 billion yen	67.5 billion yen	+4.9 billion yen

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

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



Breakdown by Repayment/Redemption Dates of Interest-Bearing Debt (as of End of Jan. 2019 (FP 31))



Borrowing made during the FP ended Jan. 2019 (FP 31)

- Mizuho Bank ¥1.7 bn (7 years; 1.49%) ⇒ ¥1.7 bn (7.5 years; 0.73%)
- The Norinchukin Bank ¥3.0 bn (5 years; 0.85%) ⇒ ¥3.0 bn (8 years; 0.60%)

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

- 4th Unsecured Investment Corporation Bonds ¥3.5 bn (5 years; 0.40%)
- 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%)

Interest-bearing debt to be due during FP ending Jan. 2020 (FP 33)

- MUFG Bank ¥1.4 bn (7 years; 1.32%)
- MUFG Bank ¥2.0 bn (7 years; 1.25%)
- Mizuho Bank ¥0.5 bn (7 years; 1.23%)
- Dai-ichi Life Insurance ¥1.0 bn (6 years; 1.05%)

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 Jan. 2019 (FP 31)	End of Jul. 2018 (FP 30)	Change
Number of Properties	30 Properties	29 Properties	+1 Property
Appraisal value	270.5 billion yen	263.7 billion yen	+6.7 billion yen
Book value	211.4 billion yen	210.0 billion yen	+1.3 billion yen
Unrealized gains	59.0 billion yen	53.6 billion yen	+5.4 billion yen
Unrealized gains over book value	28.0%	25.6%	+2.4 pts
Cap Rate	3.56%	3.62%	-0.06 pts

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

< Appraisal Value >

(Number of Properties)

	End of Jan. 2019 (FP 31)	End of Jul. 2018 (FP 30)
Increase	21	24
Unchanged	9	5
Decrease	0	0

< Cap Rate >

(Number of Properties)

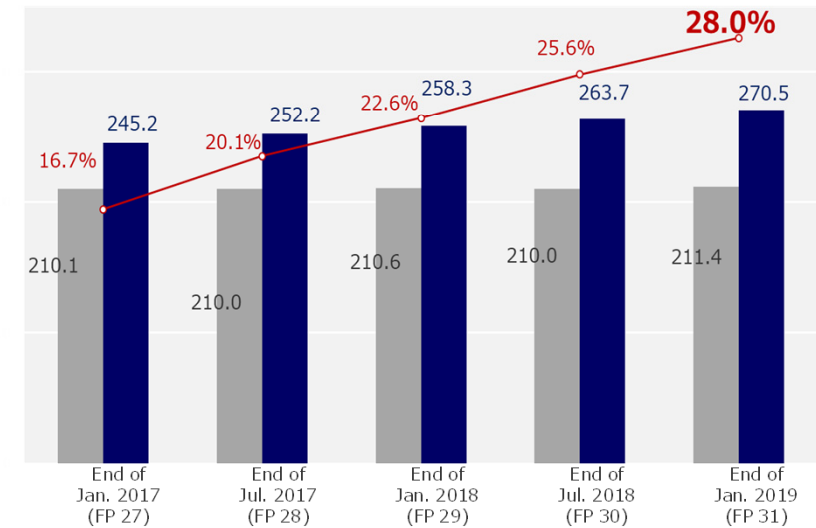
	End of Jan. 2019 (FP 31)	End of Jul. 2018 (FP 30)
Decrease	13	23
Unchanged	17	6
Increase	0	0

* Properties acquired during the period are excluded

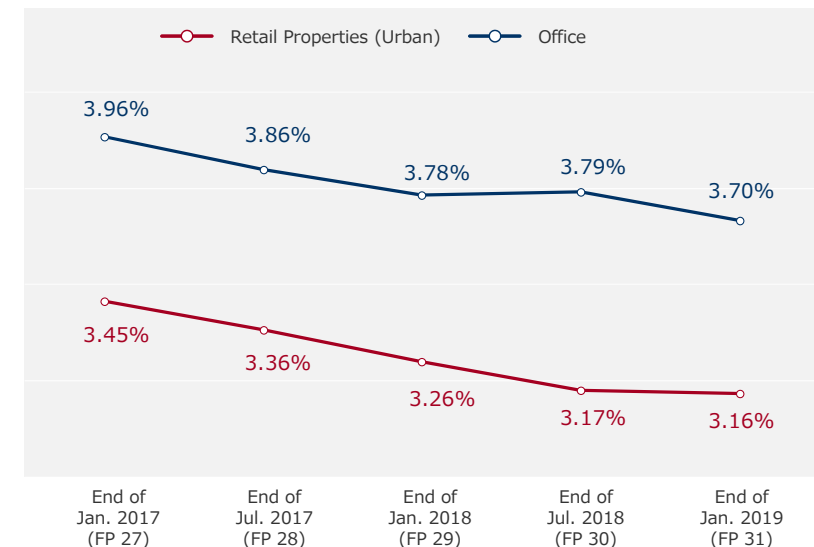
* Please refer to page 41 for details of appraisal value of each property at the end of fiscal period

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

■ Book value (billion yen) ■ Appraisal value at end of FP (billion yen) ○ Unrealized gains over book value



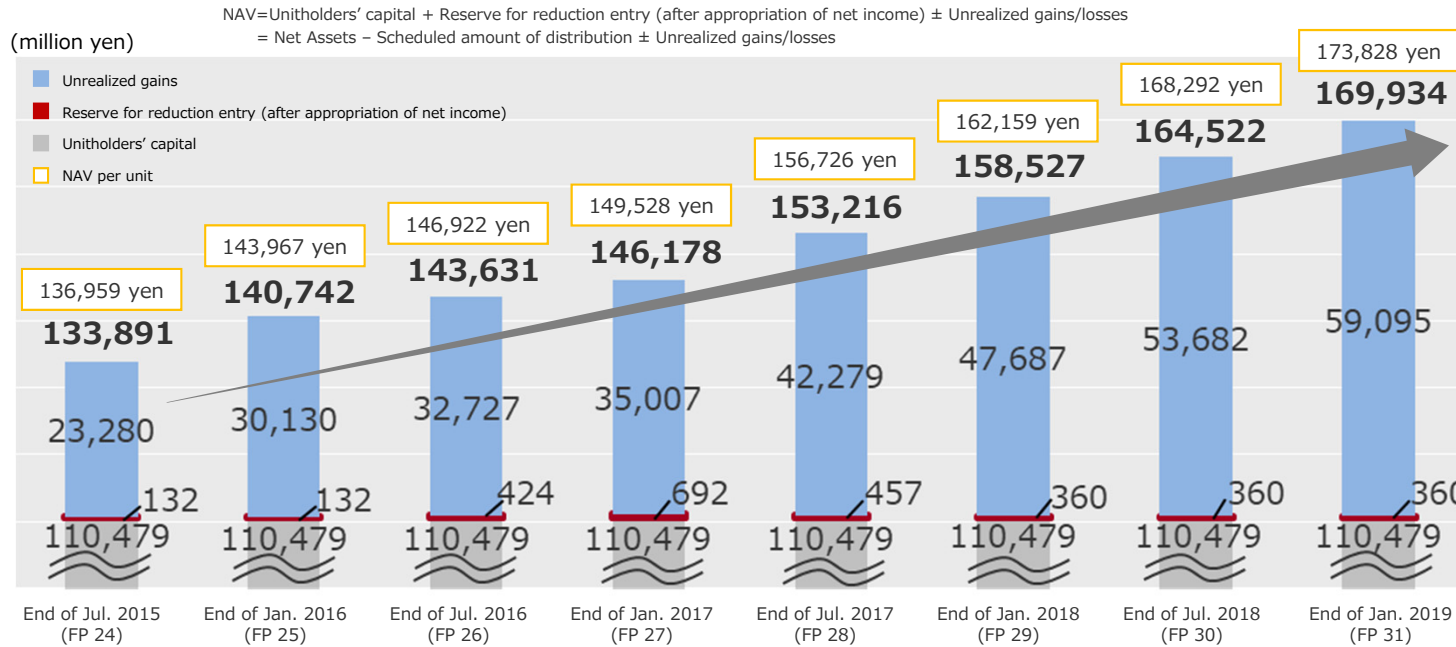
■ Changes in Cap Rate



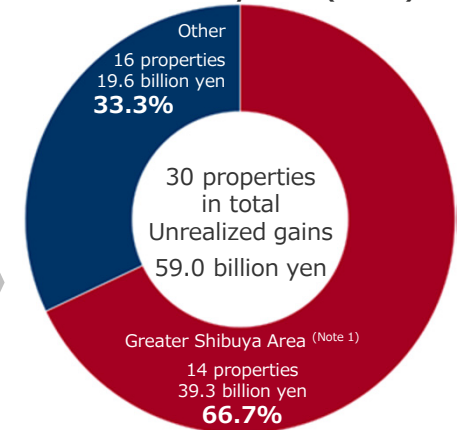
Change in NAV

NAV of TOKYU REIT will continue to increase with the growth of the investment area centering on Greater Shibuya Area (Note 1)

Change in NAV



<Breakdown of unrealized gains> End of January 2019 (FP 31)



*Greater Shibuya Area 14 properties

- QFRONT
- TOKYU REIT Omotesando Square
- cocoti
- Daikanyama Forum
- Tokyu Nampeidai-cho Building
- Tokyu Ikejiri-ohashi Building
- Lucid Square Ebisu
- Lexington Aoyama
- TOKYU REIT Shibuya Udagawa-cho Square
- CONZE Ebisu
- KALEIDO Shibuya Miyamasuzaka (Note 2)
- Tokyu Sakuragaoka-cho Building
- TOKYU REIT Shibuya R Building
- REVE Nakameguro (land with leasehold interest)

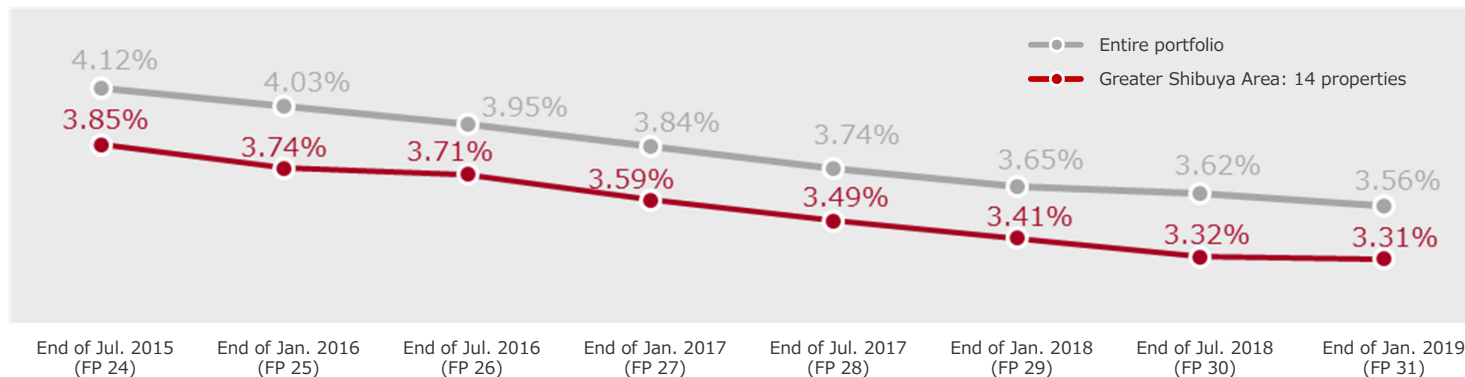
<Top 5 properties with the largest unrealized gains in Greater Shibuya Area>

Ranking	Property name	Appraisal Value at the End of Period	Unrealized gains
1	QFRONT	30.0 billion yen	16.3 billion yen
2	TOKYU REIT Shibuya Udagawa-cho Square	12.6 billion yen	6.0 billion yen
3	Tokyu Sakuragaoka-cho Building	10.7 billion yen	4.1 billion yen
4	TOKYU REIT Shibuya R Building	9.3 billion yen	3.9 billion yen
5	TOKYU REIT Omotesando Square	8.3 billion yen	2.6 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	TOKYU REIT Toranomon Building	12.3 billion yen	2.3 billion yen
4	Tokyo Nissan Taito Building	5.8 billion yen	2.0 billion yen
5	Tokyu Bancho Building	14.2 billion yen	1.7 billion yen

(Reference) Change in Cap Rate



(Note 1) Within a 2.5km radius from Shibuya Station.

(Note 2) KALEIDO Shibuya Miyamasuzaka is scheduled to be disposed on March 28, 2019.

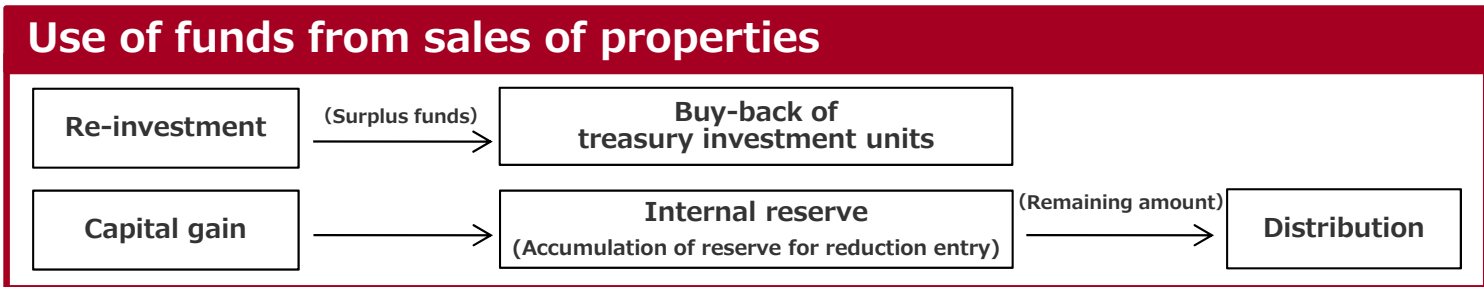
Future Property Replacement and Utilization of Funds from Sales (up to 2020)

Property Replacement

Properties located in Central Tokyo (mainly office buildings)



Properties located in Greater Shibuya Area (Note 3) and Tokyu Areas



(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 eyes the cyclicity of real estate prices. (refer to page 24)

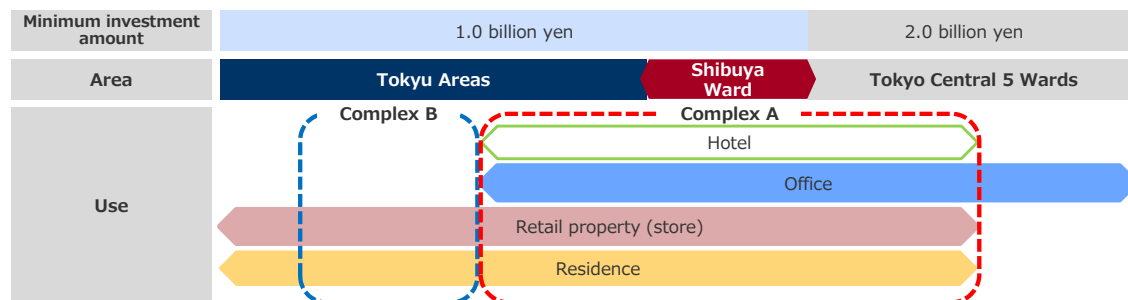
(Note 2) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019

(Note 3) Within a 2.5km radius from Shibuya Station

(Note 4) 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)

(Note 5) 3.6% quasi co-ownership interest of the trust beneficiary interest (95.1% compartmentalized ownership interest)

Image of re-invested properties



Partial change of use of target properties (Note 6)

Acquisition of properties solely used as residence became possible while continuing limited investment in the Tokyo Metropolitan Area

Before change	After change
1. Office properties	1. Office properties
2. Retail properties	2. Retail properties
3. Complexes that include 1. and 2. above	3. Residences
	4. Complexes that include one of the 1. to 3. above

(Note 6) The change of investment policy accompanies a condition precedent that the proposal to partially change the Articles of Incorporation be approved at the General Meeting of Unitholders scheduled to be held on April 19, 2019.

3. Investment Management Strategy



Tokyu Bancho Building

Investment Policy

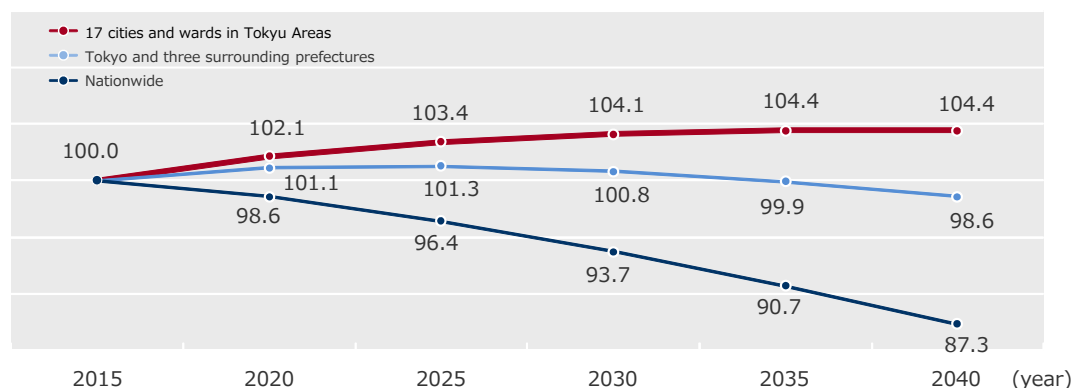
Investment in “Highly Competitive Properties” in “Areas with Strong Growth Potential”

■ 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 January 2019(FP 31)
Focused investment areas	Tokyo Central 5 Wards	85% or more	95%
	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	5%

Population Forecasts for Tokyu Areas (Year 2015 = 100)



Source: Tokyu Corporation “Fact Book 2018”

■ Highly Competitive Properties

• Focus on location

Office properties:

Primarily located within a seven-minute walk from the nearest station
(The ratio of properties within a three-minute walk from station is 79%)

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

Residences (Note 1):

Primarily located within a ten-minute walk from the nearest station

Use of Target Properties

1. Office properties
2. Retail properties
3. Residences (Note 1)
4. Complexes that include one of the 1. to 3. above (Note 2)

• Minimum investment amount per property

4.0 billion yen, in principle, except for the following cases (Note 3)

Tokyu Areas (including Shibuya Ward)	Tokyo’s central 5 wards (excluding Shibuya Ward) (Note 4)	Land with leasehold interest
<u>1.0 billion yen</u>	<u>2.0 billion yen</u>	<u>1.0 billion yen</u>

• 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) The change of investment policy is scheduled accompanying a condition precedent that it will be approved at the General Meeting of Unitholders scheduled to be held on April 19, 2019.

(Note 2) 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 equivalent to those of Tokyu Corporation and its subsidiaries.

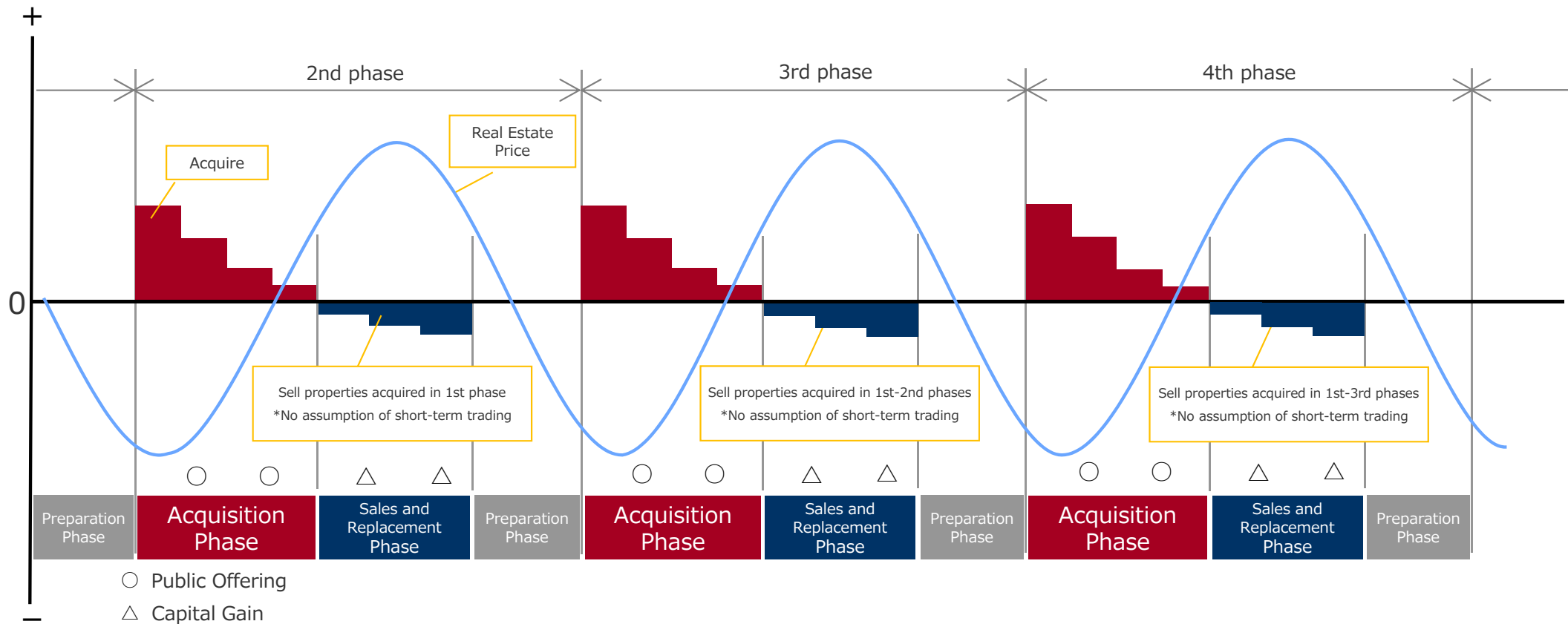
(Note 3) The portfolio shall maintain 80% or higher ratio of properties with the investment amount per property of 4 billion yen or larger.

(Note 4) Chiyoda, Chuo, Minato and Shinjuku wards, and other major commercial and retail districts of Tokyo.

Long-Term Investment Management Strategy (Surf Plan)

Value & Contrary

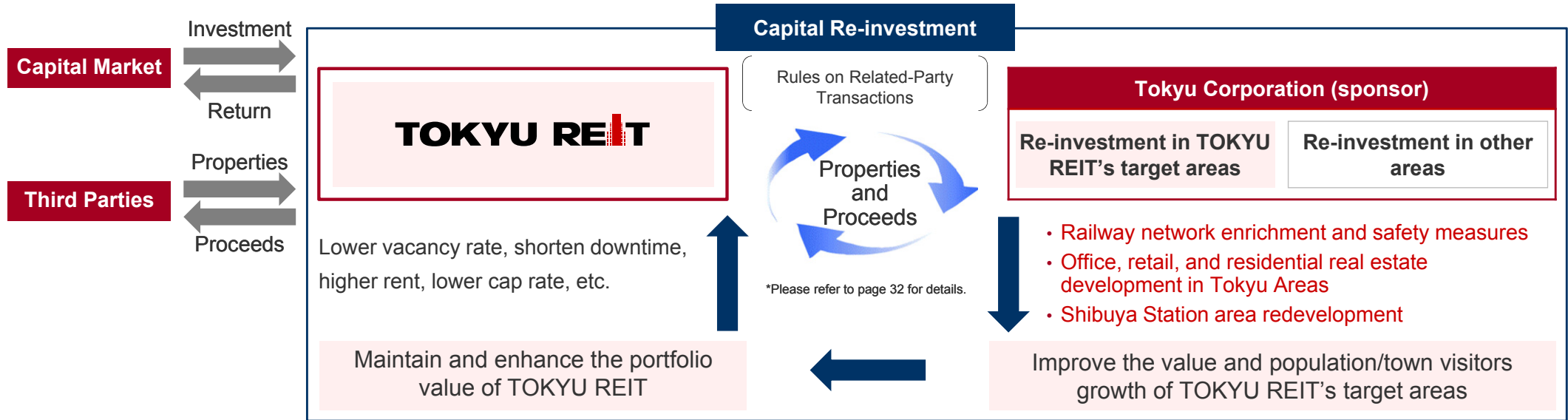
Through a value and contrarian investment approach (Note) that focuses on the cyclicity of real estate prices, TOKYU REIT secures capital gains while replacing properties, and achieves improvement of portfolio quality (rejuvenating average age of properties, etc.).



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

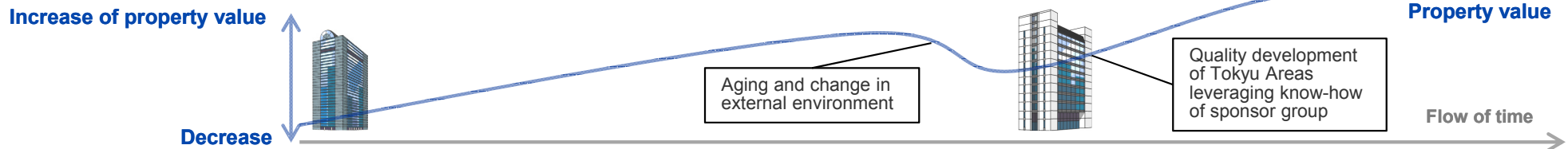
Investment Strategy through Sponsor Collaboration (Capital Re-investment Model)

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

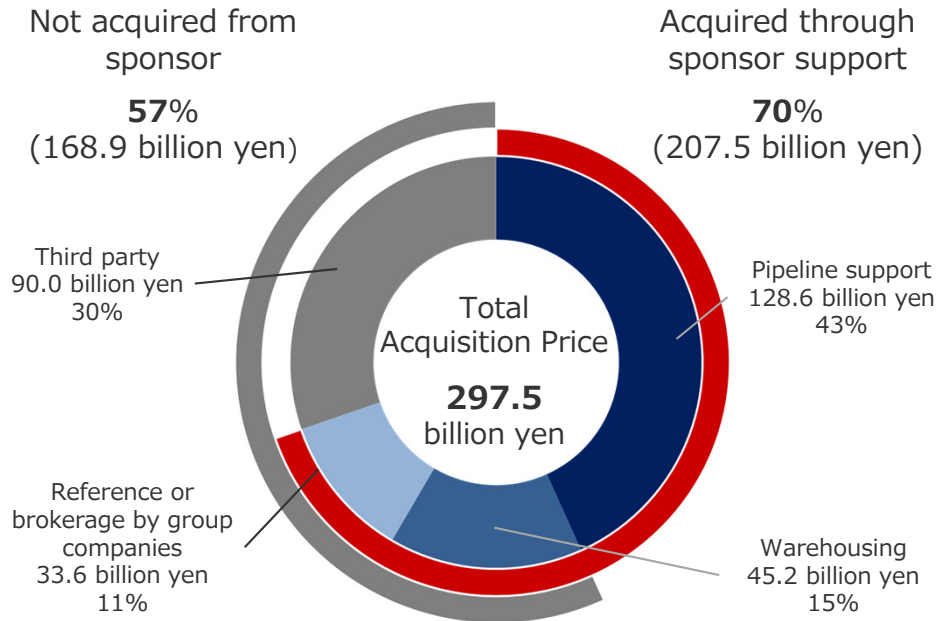


Owner		Sponsor	TOKYU REIT	Sponsor	TOKYU REIT
Stages of property		Development	Management	Redevelopment	Management
Division of roles	TOKYU REIT	—	Attracting prime tenants Effective renovations	—	Attracting prime tenants Effective renovations
	Sponsor	Enhancement of added value of Tokyu Areas through property 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



■ 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

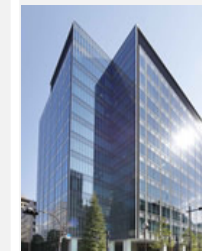
TOKYU REIT

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 52.6% (Note) of quasi-co-ownership interest

Tokyu Corporation

Own 47.4% (Note) of quasi-co-ownership interest

(Note)
Indicates the figure after the additional acquisition of 3.6% quasi co-ownership interest from the sponsor on March 28, 2019.

REVE Nakameguro (land with leasehold interest)



Property jointly acquired with Tokyu Corporation

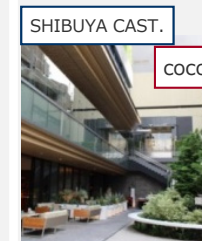
TOKYU REIT

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 15% year-on-year

■ 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 readjustment in the vicinity of the station

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.



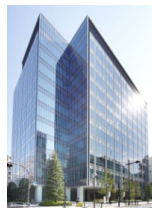
Properties with exceptionally high environmental & social awareness



Setagaya Business Square



Properties with excellent environmental & social awareness



Tokyu Bancho Building



cocoti



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 REIT has continuously acquired "Green Star" ratings given to companies that excel both in "Management and Policies" and "implementation and Measurement" related to sustainability evaluation since 2015.

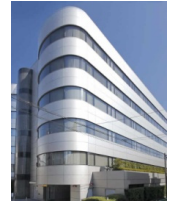


■ BELS

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 has continuously acquired "Class S," the highest ranking, since fiscal 2015.

Energy Saving Measures

■ Setagaya Business Square

- Renewal of Air Conditioning Facility (from March 2016 to January 2019)

Approximately 31% of annual reduction in electricity usage of the air-conditioning related equipment from upgrading. (Note)

- Switching to LED in exclusive-use areas (from April 2016)

Completed switching to LED in 93.0% of the exclusive-use areas.

Resulted in approximately 62% reduction in annual electricity usage of the lighting equipment. (Note)



(Note) Compared to previous figures before the works.

Social Contribution (1)

■ Regional contribution/Enhancement of tenant satisfaction

• **Setagaya Business Square** TOKYU REIT Sponsor

<Participated in a local event> (December 2018)



Provided part of the property for "SBS Christmas Concert" in which local schools, cultural groups, etc. participated.

• **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

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

• **TOKYU REIT Toranomom Building** TOKYU REIT

<Rooftop renovation> (October 2016)

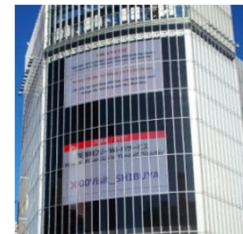


Installing smoking area and refreshing space

■ 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 participated.

<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>

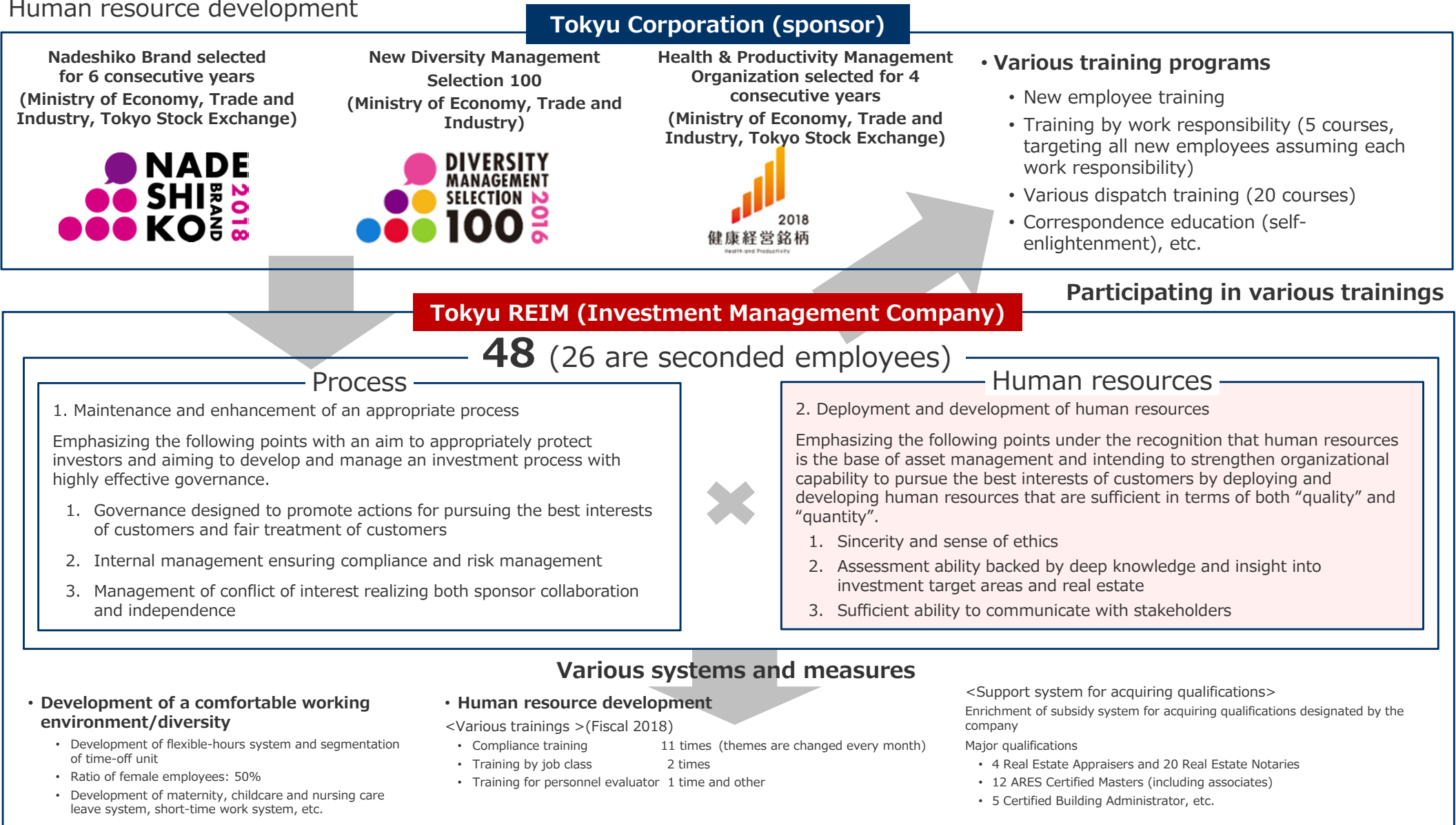


Installed 19 vending machines having a function to discharge goods within them and can provide goods free of charge at the time of emergency including disasters in 8 properties

Social Contribution (2)

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

■ Human resource development

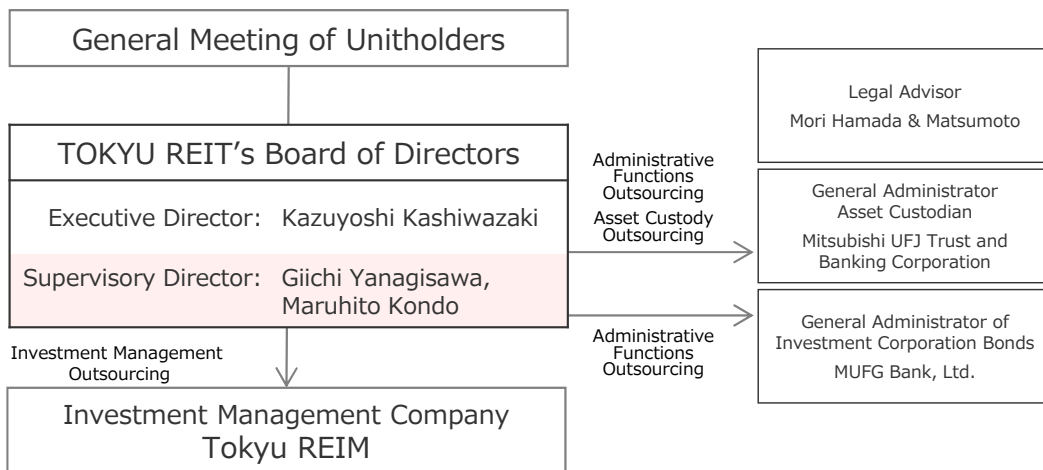


Governance (1)

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



Accounting Auditor: PricewaterhouseCoopers Aarata LLC



Status of Board of Directors' Meetings Held (Ended Jan. 2019 (FP 31))

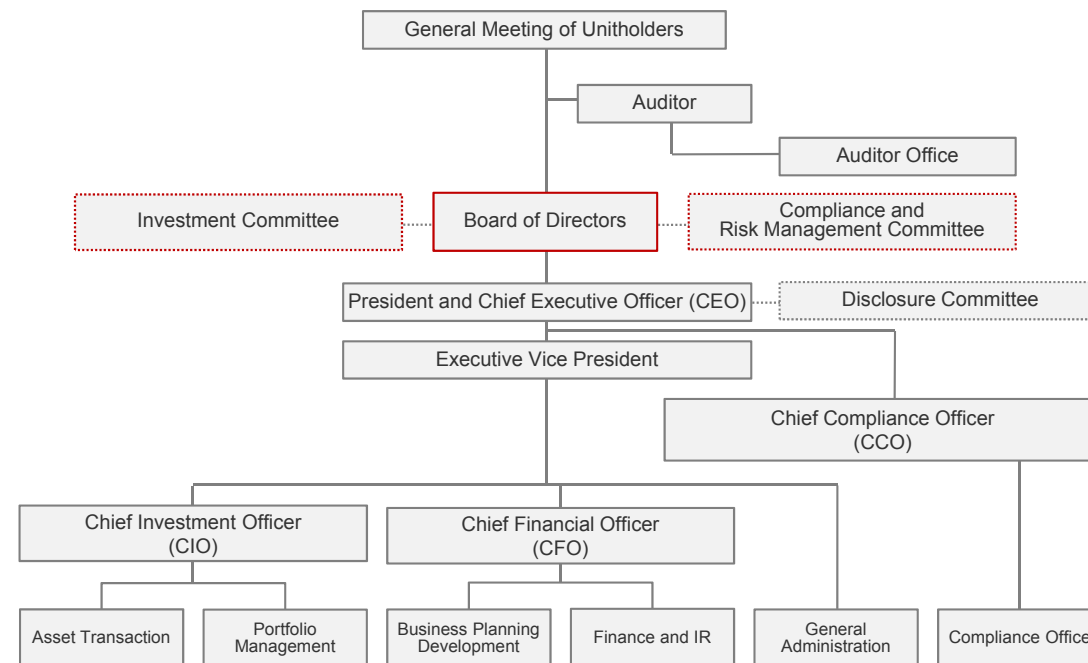
- 9 meetings held (1.5 meetings per month)
- 24 resolutions and 63 reports in total (2.6 resolutions and 7 reports per meeting in average)
- Attendance
 - Kazuyoshi Kashiwazaki (Executive Director) 100%
 - Giichi Yanagisawa (Supervisory Director) 100%
 - Maruhito Kondo (Supervisory Director) 100%
 - 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 Jan. 2019 (FP 31)) were audited by:
 - Company: PricewaterhouseCoopers Aarata LLC
 - Name: Susumu Arakawa (1 period), Takeshi Yamaguchi (4 periods)
- *() 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 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

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 Jan. 2019 (FP 31)
	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)	¥326 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)	¥269 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

Rules on Related-Party Transactions

Rules for Transactions with Related Parties

<Acquisition/Disposition>

- Upon acquisition: Acquisition price ≤ Appraisal by Third Party
- Upon disposition: Disposition price ≥ Appraisal by Third Party
- Second Opinion for the Appraisal by Third Party

<Property Management>

- Obtain fee opinion from Third Party and performance check

<Leasing>

- Appropriate conditions set on rent level and proactive disclosure of leasing conditions

Double Checks for Due Process

Investment Management Company Level

Deliberation by Compliance and Risk Management Committee (including two external members)

REIT Level

Prior approval of the Board of Directors only by two independent supervisory directors

Proactive and timely disclosure of systems to prevent conflicts of interest and content of transaction

5. About Our Sponsor



SHIBUYA SCRAMBLE SQUARE under construction

(Photographed in February 2019)

Overview of Tokyu Corporation

■ Outline of Sponsor

- With Shibuya as its base, it develops railway businesses on 8 lines with a total length of 104.9 km in the southwestern part of Tokyo and Kanagawa Metropolitan Areas and is used by 3.23 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 km²

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

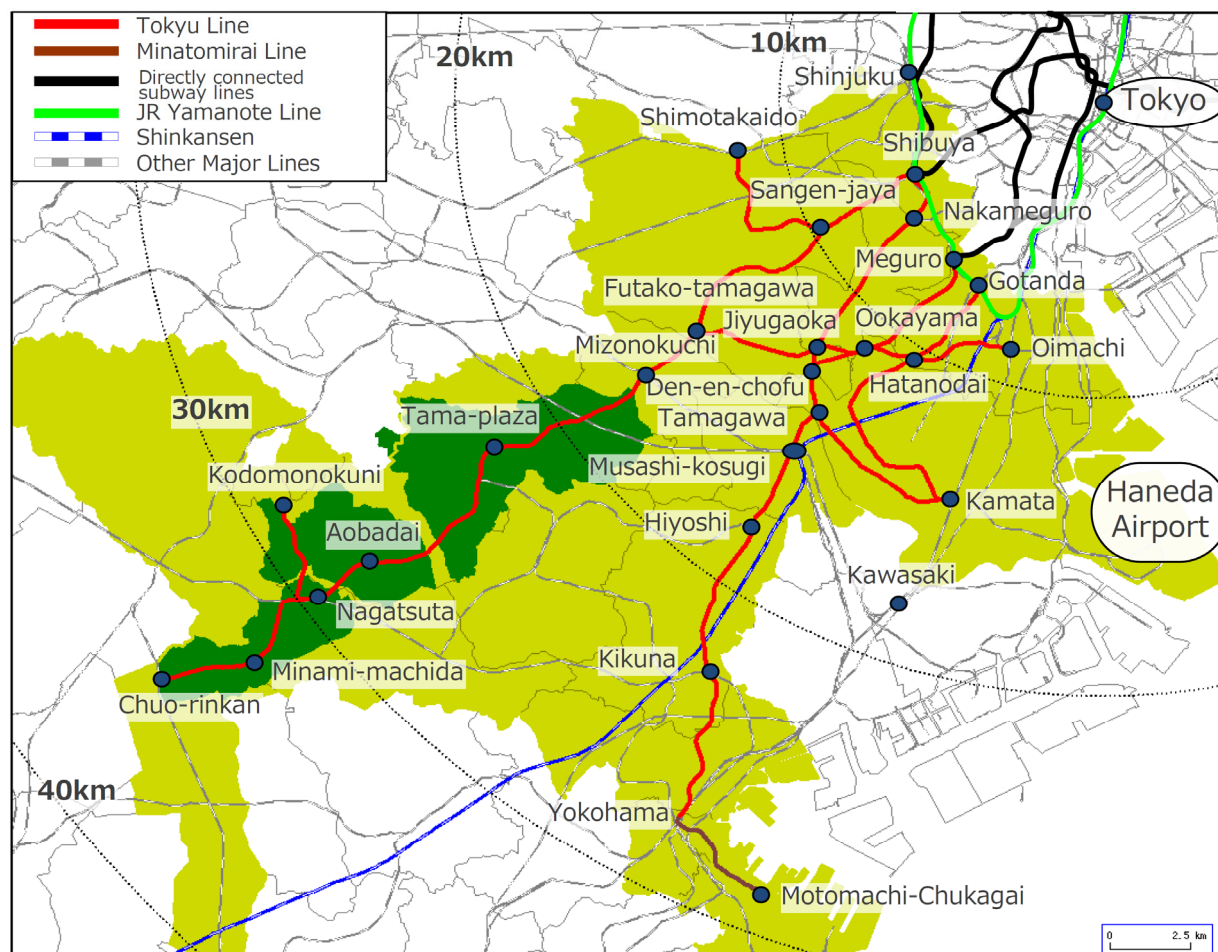
Account for 22% of Tokyo Metropolitan Area (Tokyo and three surrounding prefectures)

(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 2017

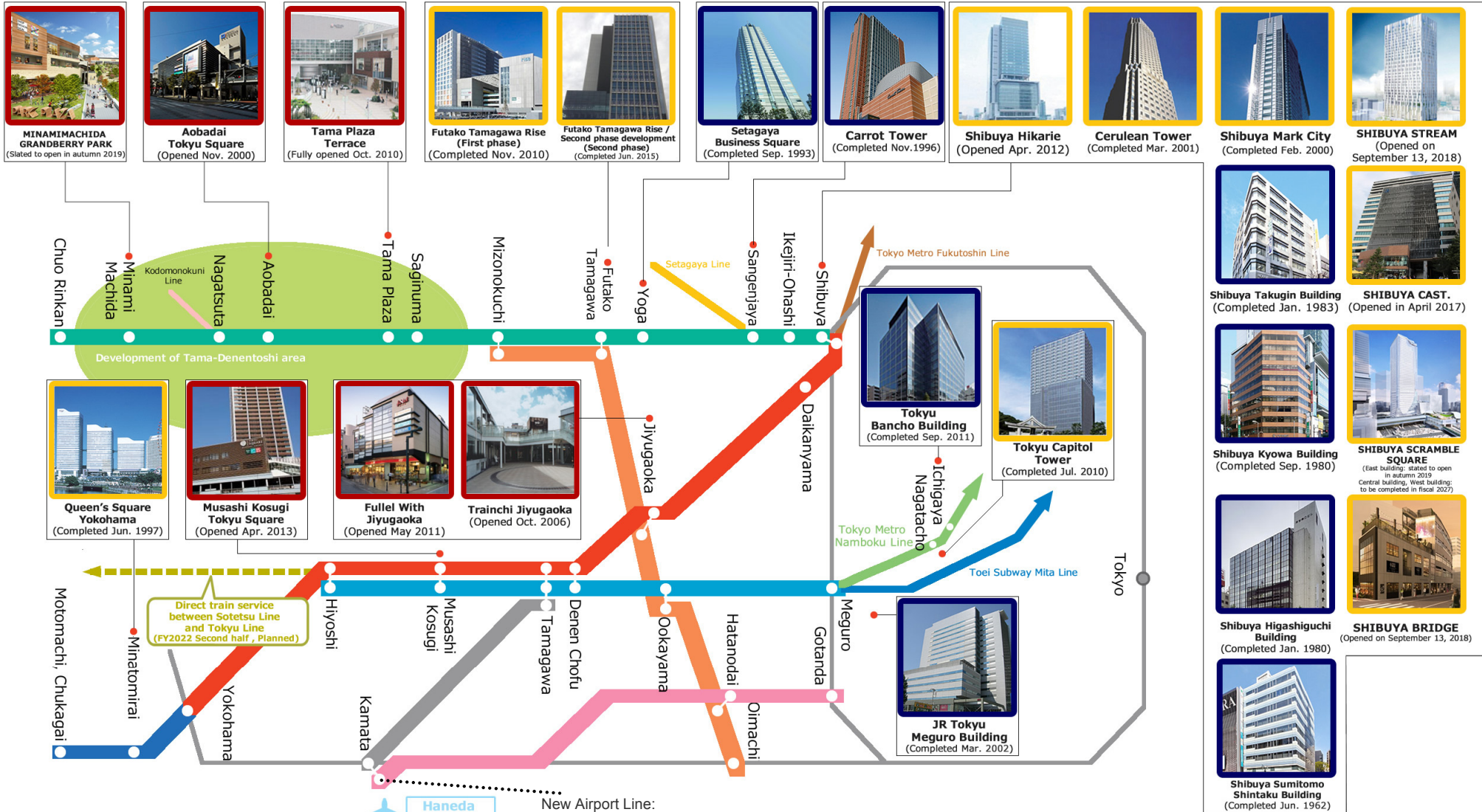
(Note 2) Calculated by multiplying preliminary figures of "Average consumption expenditure of all households" ("Annual Report on Family Income and Expenditure Survey, 2017" of Ministry of Internal Affairs and Communications) of Tokyo's wards, Yokohama City and Kawasaki City by "the number of households" ("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
--------	--------	-----------



New Airport Line:
Reported in the Report No. 18 of the Council for Transport Policy as "establishment of a new railway line as a shortcut between Keikyu Airport Line and Tokyu Tamagawa Line," in January 2000 as well as in the Council of Transport Policy in April 2016.

5. About Our Sponsor

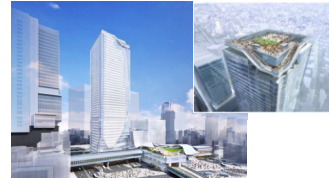
Status of Redevelopment around Shibuya Station

Redevelopment of Greater SHIBUYA (extensive Shibuya area) (Note 1) is in progress mainly by Tokyu Group



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

1. SHIBUYA SCRAMBLE SQUARE



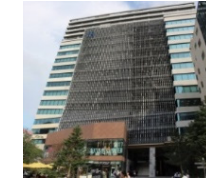
Implementing body	Tokyu Corporation, East Japan Railway Company, Tokyo Metro
Usage	Office, store, observation facility, parking lot, etc.
Total floor space	Approx. 276,000m ²
Height	East building: Approx. 230m Central building: Approx. 61m West building: Approx. 76m
Opening	East building: to be completed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



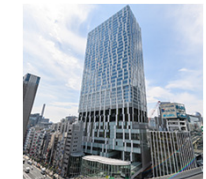
Implementing body	Dogenzaka 1-chome Ekimae Area Urban Redevelopment Association (Member: Tokyu Land Corporation)
Usage	Office, store, parking lot, etc.
Total floor space	Approx. 58,970m ²
Height	Approx. 103m
Opening	To be completed in Autumn 2019 (scheduled)

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. 254,830m 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)

6. SHIBUYA SOLASUTA

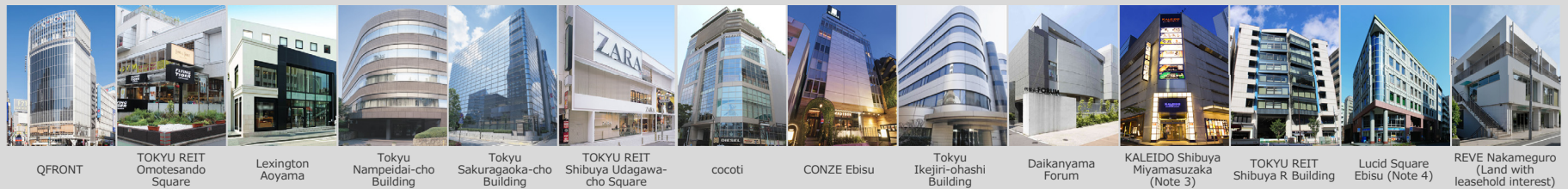


Implementing body	General Incorporated Association Dogenzaka 121 (business company formed by TOKYU LAND CORPORATION and land owners)
Usage	Office, assembly hall (incubation office, etc.), store, parking lot, etc.
Total floor space	Approx. 46,954m ²
Height	Approx. 107m
Opening	To be completed in March 2019 (scheduled)

<Reference>

Greater SHIBUYA owned by TOKYU REIT
List of properties within the area (14 Properties)

Acquisition Price: 98.8 billion yen
Appraisal Value: 132.9 billion yen



(Note 1) Greater SHIBUYA (extensive Shibuya area) = area within radius of 2.5 km from Shibuya Station.
(Note 2) Shibuya Dogenzaka Sky Building is scheduled to be acquired on March 28, 2019.

(Note 3) KALEIDO Shibuya Miyamasuzaka is scheduled to be disposed on March 28, 2019.
(Note 4) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

6. Appendix



KALEIDO Shibuya Miyamasuzaka

Portfolio Summary (1)

■ Portfolio Overview

	Number of properties	Occupancy rate	Leasable area	Number of tenants	Acquisition price	NOI Yield (Note 1)	NOI yield after depreciation (Note 1) (Note 2)
Retail	8	100.0%	27,321 m ²	53	71.1 billion yen	4.33%	3.62%
Office	18	98.3%	118,080 m ²	157	140.3 billion yen	4.41%	3.32%
Complexes	1	90.6%	852 m ²	23	1.2 billion yen	3.14%	2.15%
Land with leasehold interest	3	100.0%	61,594 m ²	3	12.4 billion yen	5.01%	5.01%
Sum total	30	99.0%	207,848 m ²	236	225.1 billion yen	4.41%	3.50%

(Note 1) Based on acquisition price

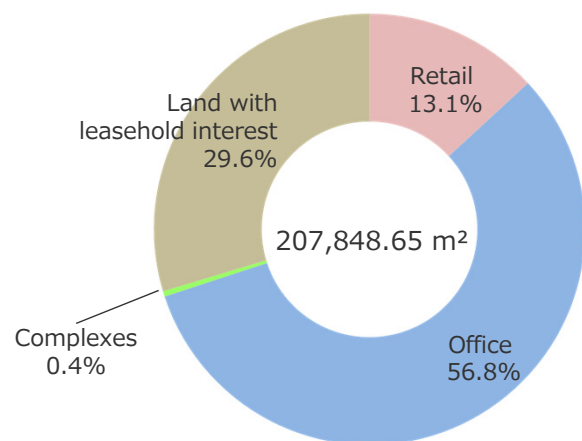
(Note 2) NOI yield after depreciation is obtained by subtracting depreciation and loss from the removal of fixed assets from NOI.

(Note 3) 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, status of ground 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 surrounding facilities. 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.

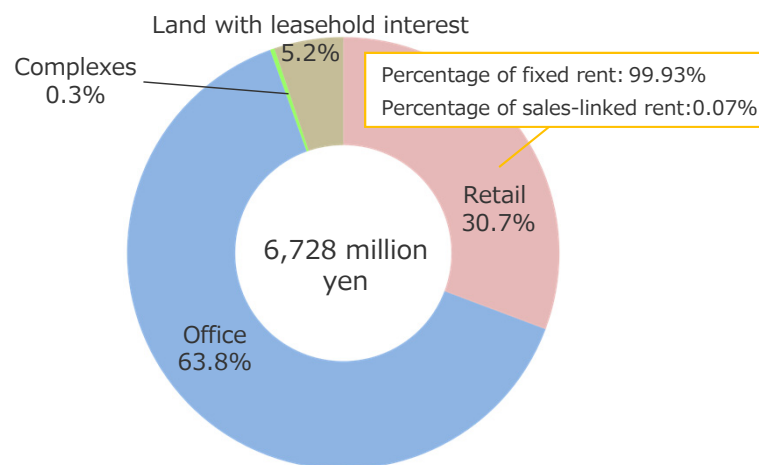
■ Portfolio Overview

	End of Jan. 2019 (FP 31)	End of Jul. 2018 (FP 30)
Weighted Average Property Age	20.6 years	20.2 years
Portfolio PML (Note 3)	3.7%	3.8%

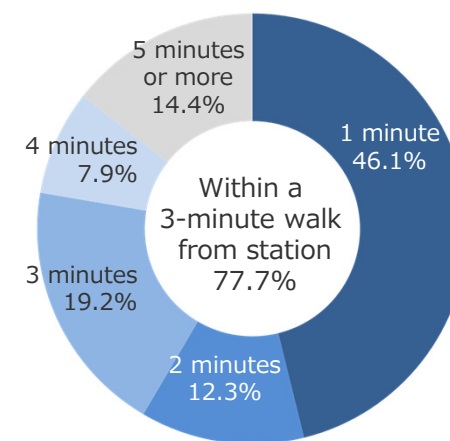
<Total Leasable Area by Segment>



<Rental Revenues by Segment>

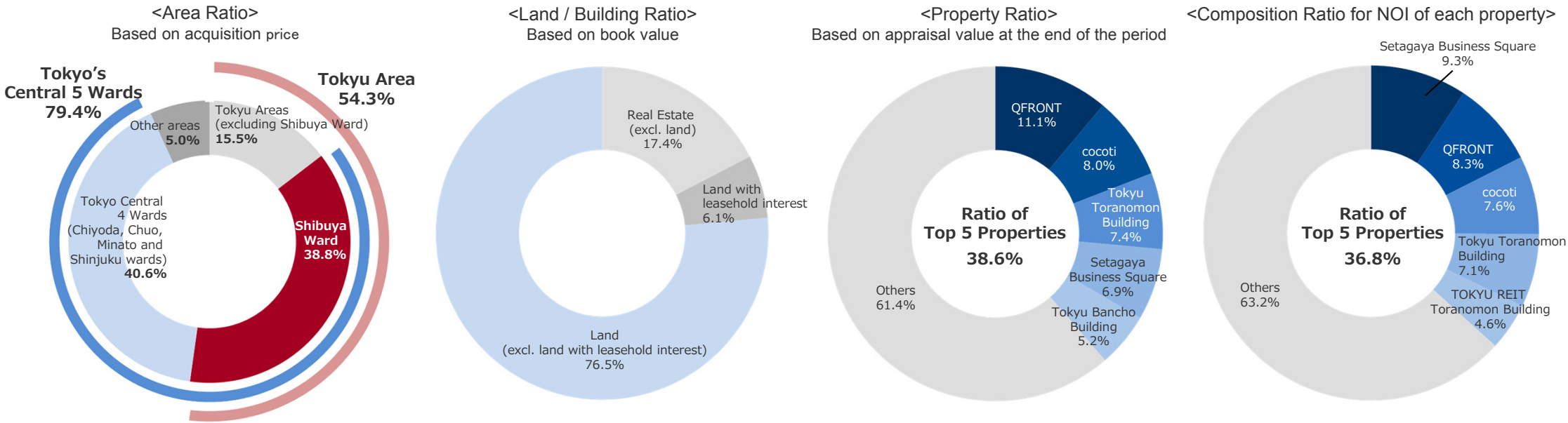


<Locations within walking distance from station> (Note 1)



Portfolio Summary (2)

Portfolio Data



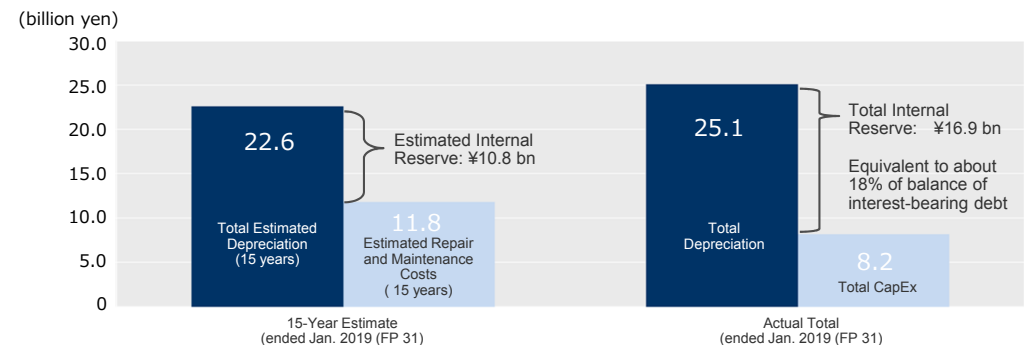
Major Tenants

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	21.4%
2 OKI Electric Industry Co., Ltd.	Electric equipment	OKI System Center (land with leasehold interest)	3/26/2033	17,019.19	8.3%
3 Tokyu Corporation	Land transportation	Setagaya Business Square (Note 3)	6/30/2020	688.57	0.3%
		Tokyu Nampoedai-cho Building	12/31/2021	7,148.18	3.5%
		Tokyu Sakuragaoka-cho Building	12/31/2021	3,878.36	1.9%
		REVE Nakameguro (land with leasehold interest)	9/26/2068	497.02	0.2%
4 VENDOR SERVICE CO., LTD.	Wholesale	Tokyu Toranomon Building	3/31/2020	5,907.30	2.9%
5 FUJITSU LIMITED	Electric equipment	TOKYU REIT Kamata Building	9/30/2020 (Note 2)	4,593.33	2.2%
6 TSUTAYA Co., Ltd.	Wholesale	QFRONT	12/14/2019	4,044.10	2.0%
7 Tokyu Community Corporation	Service	Setagaya Business Square (Note 3)	7/31/2019 (Note 2)	3,856.03	1.9%
8 Japan Post Insurance Co., Ltd.	Insurance	TOKYU REIT Toranomon Building	4/30/2020 (Note 2)	3,553.89	1.7%
9 Tokyu Agency Inc.	Service	Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	1/31/2023	3,533.03	1.7%
10 OPT Holding Inc.	Other financial services	Tokyu Bancho Building (Note 4)	12/31/2020	3,388.15	1.6%
Total of top 10 tenants in leased area				102,185.26	49.7%
Total leased area as of end of Jan. 2019 (FP 31(30 properties))				205,725.93	100.0%

(Note 1) "Ratio" indicates ratio of tenant's leased areas to total leased area of 30 properties held as of the end of January 2019 (FP 31).
 (Note 2) Expiration date of contract for largest leased area in plural leased area.
 (Note 3) Leased area for the 55% co-ownership interest is indicated.
 (Note 4) Leased area for the 49% quasi-co-ownership interest of the 95.1% compartmentalized ownership interest of the trust beneficiary interest is indicated.

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.

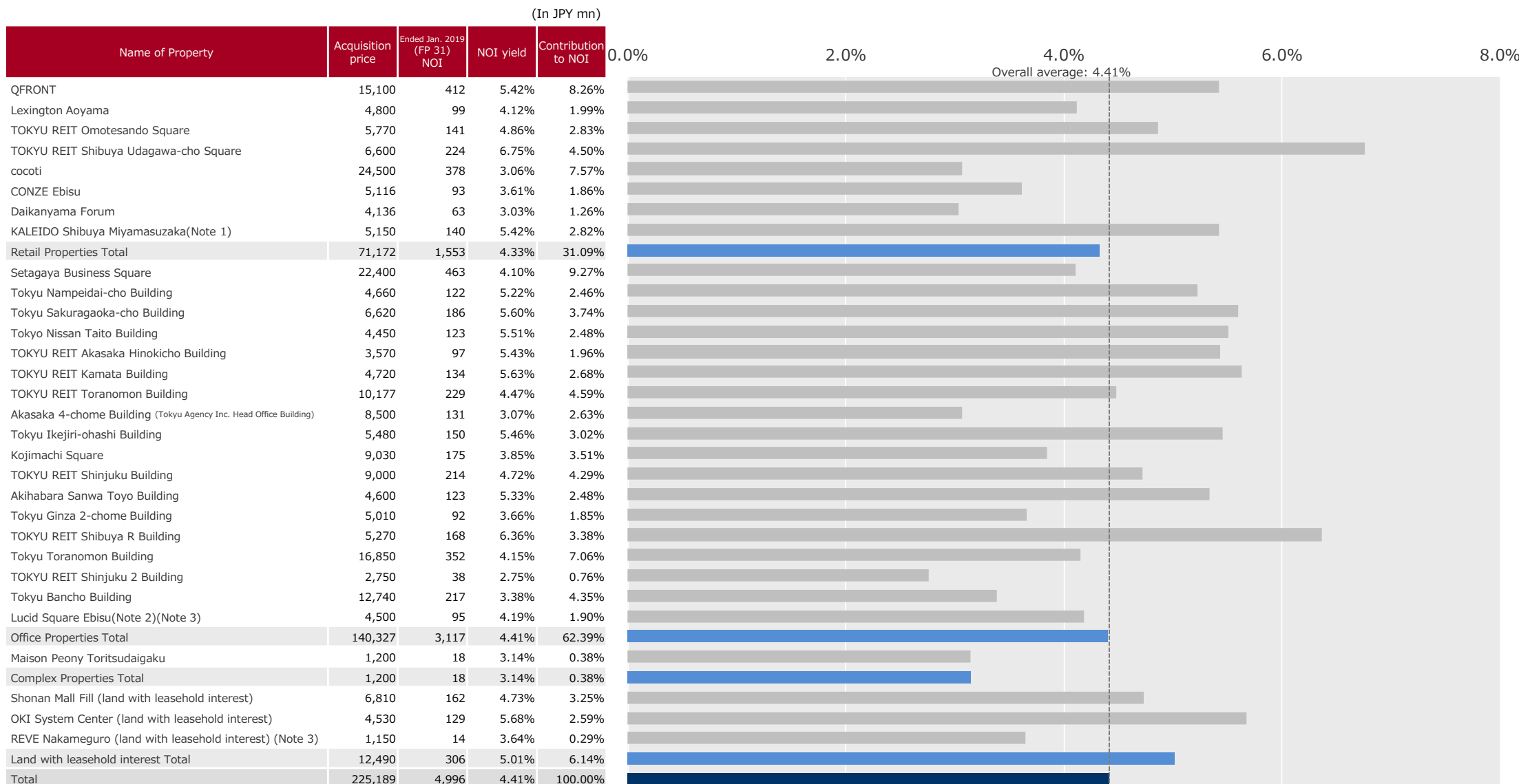


* Long-term repair and maintenance cost estimates are updated when appropriate.
 * Not including Shonan Mall Fill (land with leasehold interest), OKI System Center (land with leasehold interest) and REVE Nakameguro (land with leasehold interest)

6. Appendix

NOI Yield for Each Property (Ended Jan. 2019 (FP 31))

Overall	4.41%	Retail	4.33%	Office	4.41%	Complexes	3.14%	Land with leasehold interest	5.01%
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(Note 1) KALEIDO Shibuya Miyamasuzaka is scheduled to be disposed on March 28, 2019.

(Note 2) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

(Note 3) Since Lucid Square Ebisu and REVE Nakameguro (land with leasehold interest) were acquired in the fiscal period ended January 2019 (FP 31), NOI and NOI yield for the fiscal period ended January 2019 (FP 31) are calculated based on actual figures from the acquisition dates.

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 Jan. 2019 (FP 31)	Ended Jul. 2018 (FP 30)		Ended Jan. 2019 (FP 31)	Ended Jul. 2018 (FP 30)	Change	Ended Jan. 2019 (FP 31)	Ended Jul. 2018 (FP 30)	Change (pts)	
QFRONT	15,100	13,624	16,375	220.2%	30,000	29,800	200	792	788	4	2.60%	2.60%	-	a
Lexington Aoyama	4,800	4,694	915	119.5%	5,610	5,610	-	194	194	-0	3.40%	3.40%	-	a
TOKYU REIT Omotesando Square	5,770	5,645	2,684	147.5%	8,330	8,090	240	272	272	-0	3.20%	3.30%	-0.10	a
TOKYU REIT Shibuya Udagawa-cho Square	6,600	6,570	6,029	191.8%	12,600	12,600	-	418	418	-0	3.30%	3.30%	-	b
cocoti	24,500	21,554	145	100.7%	21,700	21,600	100	714	709	4	3.20%	3.20%	-	c
CONZE Ebisu	5,116	4,802	327	106.8%	5,130	5,100	30	179	178	0	3.40%	3.40%	-	c
Daikanyama Forum	4,136	4,079	-569	86.0%	3,510	3,480	30	134	134	0	3.70%	3.70%	-	b
KALEIDO Shibuya Miyamasuzaka(Note 2)	5,150	5,059	2,300	145.5%	7,360	7,340	20	270	269	0	3.60%	3.60%	-	b
Retail Properties Total (8 properties)	71,172	66,031	28,208	142.7%	94,240	93,620	620	2,978	2,966	11	3.16%	3.17%	-0.01	
Setagaya Business Square	22,400	18,367	332	101.8%	18,700	18,700	-	771	790	-18	4.10%	4.20%	-0.10	a
Tokyu Nampocho Building	4,660	4,195	2,594	161.8%	6,790	6,000	790	255	231	23	3.70%	3.80%	-0.10	a
Tokyo Sakuragaoka-cho Building	6,620	6,528	4,171	163.9%	10,700	9,740	960	379	355	23	3.50%	3.60%	-0.10	a
Tokyo Nissan Taito Building	4,450	3,817	2,042	153.5%	5,860	5,530	330	249	240	8	4.20%	4.30%	-0.10	a
TOKYU REIT Akasaka Hinokicho Building	3,570	3,437	1,192	134.7%	4,630	4,520	110	174	174	-	3.70%	3.80%	-0.10	a
TOKYU REIT Kamata Building	4,720	3,808	1,581	141.5%	5,390	5,380	10	231	236	-4	4.30%	4.40%	-0.10	a
TOKYU REIT Toranomon Building	10,177	9,989	2,310	123.1%	12,300	11,100	1,200	447	414	32	3.60%	3.70%	-0.10	a
Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	8,500	7,859	-599	92.4%	7,260	7,260	-	266	266	0	3.60%	3.60%	-	b
Tokyu Ikejiri-ohashi Building	5,480	5,626	353	106.3%	5,980	5,980	-	252	252	0	4.20%	4.20%	-	c
Kojimachi Square	9,030	8,207	1,172	114.3%	9,380	9,060	320	330	328	2	3.50%	3.60%	-0.10	a
TOKYU REIT Shinjuku Building	9,000	8,762	3,237	136.9%	12,000	12,000	-	406	406	-0	3.30%	3.30%	-	c
Akihabara Sanwa Toyo Building	4,600	4,528	1,781	139.3%	6,310	6,290	20	249	248	0	3.90%	3.90%	-	b
Tokyu Ginza 2-chome Building	5,010	4,510	679	115.1%	5,190	5,180	10	213	213	-	4.10%	4.10%	-	a
TOKYU REIT Shibuya R Building	5,270	5,392	3,937	173.0%	9,330	9,250	80	334	330	3	3.50%	3.50%	-	b
Tokyu Toranomon Building(Note 3)	16,850	16,311	3,588	122.0%	19,900	19,900	-	676	692	-15	3.00%	3.10%	-0.10	a
TOKYU REIT Shinjuku 2 Building	2,750	2,852	347	112.2%	3,200	2,990	210	114	107	7	3.50%	3.50%	-	c
Tokyu Bancho Building	12,740	12,401	1,798	114.5%	14,200	14,200	-	465	467	-2	3.20%	3.20%	-	c
Lucid Square Ebisu(Note 4) (Note 5)	4,500	4,577	142	103.1%	4,720	4,700	20	161	161	0	3.40%	3.40%	-	b
Office Properties Total (18 properties)	140,327	131,176	30,663	123.4%	161,840	157,780	4,060	5,982	5,922	60	3.70%	3.75%	-0.05	
Maison Peony Toritsudaigaku	1,200	1,234	-24	98.0%	1,210	1,200	10	46	47	-0	3.80%	3.90%	-0.10	a
Complex Properties Total (1 property)	1,200	1,234	-24	98.0%	1,210	1,200	10	46	47	-0	3.80%	3.90%	-0.10	
Shonan Mall Fill (land with leasehold interest) (Note 6)	6,810	7,026	-416	94.1%	6,610	6,560	50	328	328	-0	4.60%	4.70%	-0.10	b
OKI System Center (land with leasehold interest) (Note 6)	4,530	4,774	675	114.2%	5,450	5,220	230	262	262	-0	4.70%	4.80%	-0.10	b
REVE Nakameguro (land with leasehold interest) (Note 7)	1,150	1,162	-12	98.9%	1,150	1,150	-	39	39	-0	3.40%	3.40%	-	a
Land with leasehold interest Total (3 properties)	12,490	12,962	247	101.9%	13,210	11,780	1,430	630	630	-0	4.77%	5.02%	-0.25	
End of Jan. 2019 (FP 31) Total (30 properties)	225,189	211,404	59,095	128.0%	270,500	264,380	6,120	9,637	9,567	70	3.56%	3.62%	-0.06	

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

(Note 2) KALEIDO Shibuya Miyamasuzaka is scheduled to be disposed on March 28, 2019.

(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, of which contiguous land was acquired on January 9, 2015, please refer to "Portfolio Cap Rate (by appraisal value in DATA BOOK)."

(Note 4) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

(Note 5) Since Lucid Square Ebisu was acquired in the fiscal period ended January 2019 (FP 31), Appraisal Value at End of Period for the fiscal period ended July 2018 (FP 30) is the appraisal value as of the acquisition date (June 30, 2018).

(Note 6) 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).

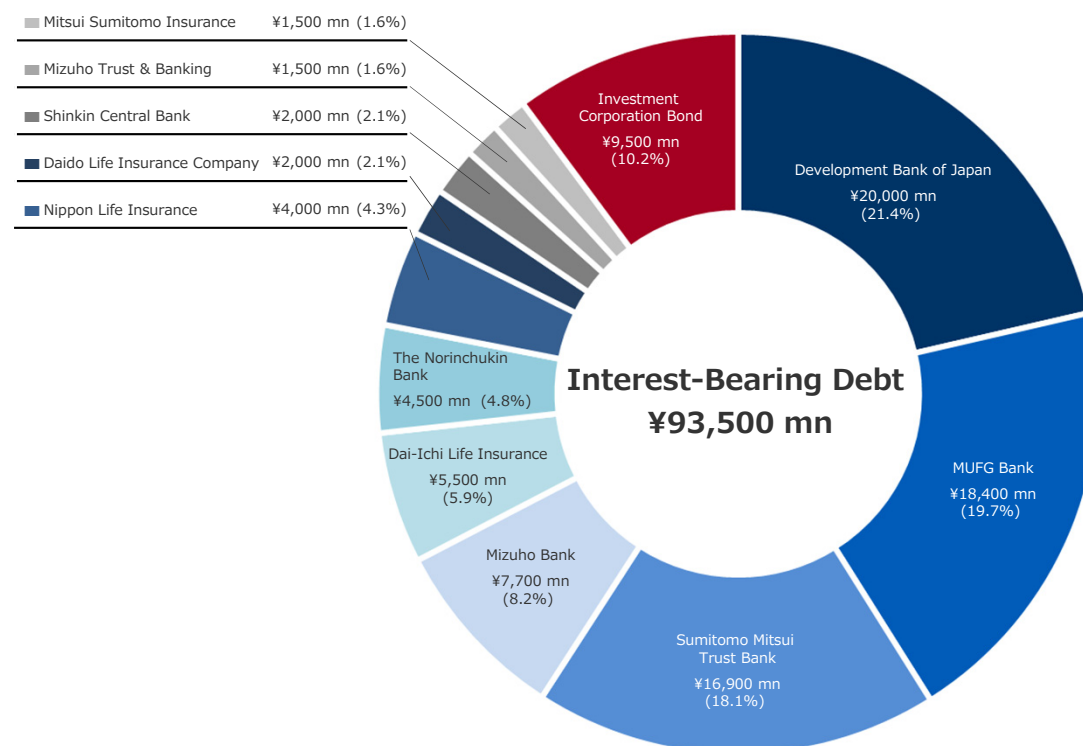
(Note 7) Since REVE Nakameguro (land with leasehold interest) was acquired in the fiscal period ended January 2019 (FP 31), Appraisal Value at End of Period for the fiscal period ended July 2018 (FP 30) is the appraisal value as of the acquisition date (June 1, 2018).

* 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	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					
	MUFG Bank	400	1.32375	7.0	Jun. 29, 2012	Jun. 29, 2019	32nd
	MUFG Bank	1,400	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, 2013	Jun. 27, 2020	34th
	Mitsui Sumitomo Insurance	500					
	Development Bank of Japan	1,000	1.91375	10.0	Jun. 27, 2013	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	2,000					
	MUFG Bank	1,500	0.95625	5.5	Jun. 25, 2013	Jun. 25, 2019	32nd
	Dai-Ichi Life Insurance	1,000	1.04625	6.0	Jan. 27, 2014	Jan. 27, 2020	33rd
	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	
	Daido Life Insurance Company	500	0.85875	7.0	Dec. 25, 2015	Dec. 25, 2022	39th
	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	Nov. 25, 2023	
	Sumitomo Mitsui Trust Bank	1,000	0.62116	6.5	May 25, 2017	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, 2018	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
Mizuho Bank	1,700	0.72652	7.5	Nov. 12, 2018	May 12, 2026	46th	
The Norinchukin Bank	3,000	0.60380	8.0	Jan. 28, 2019	Jan. 28, 2027	47th	
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: 1.04%

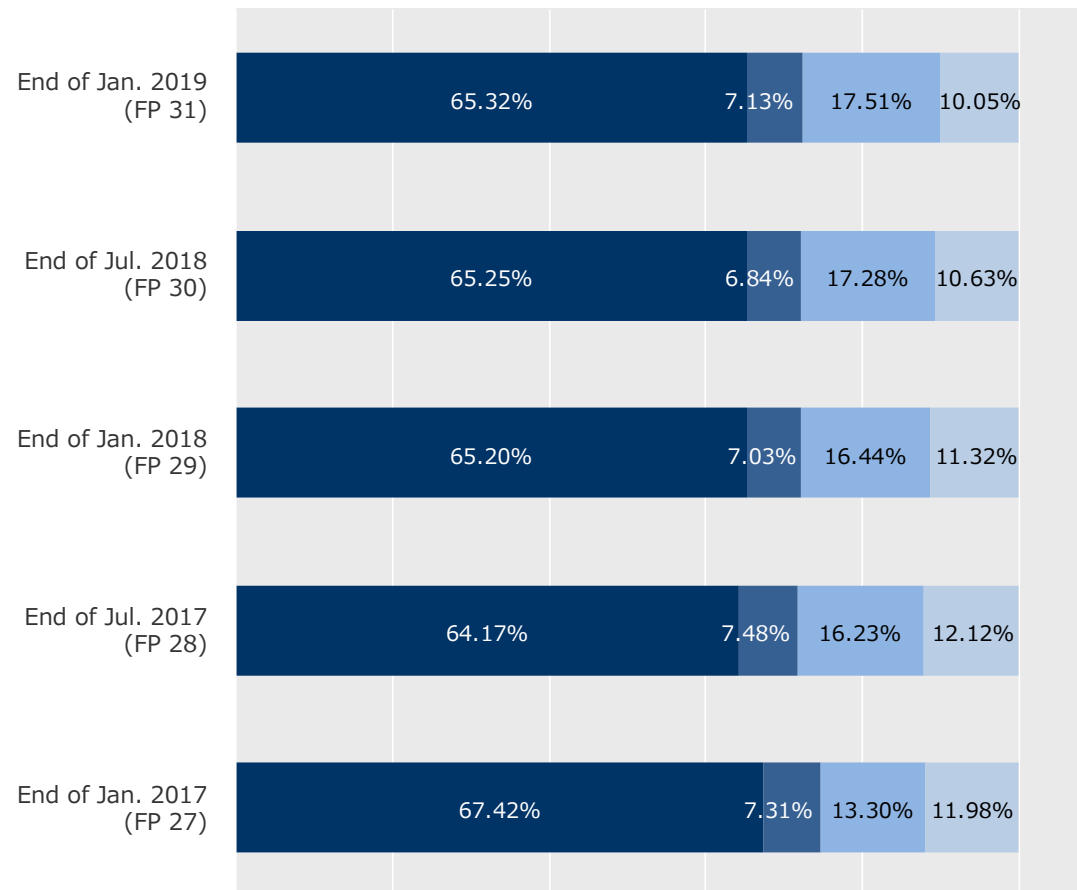
*Interest-Bearing Debt does not include Securities Deposits provided by tenants.

*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

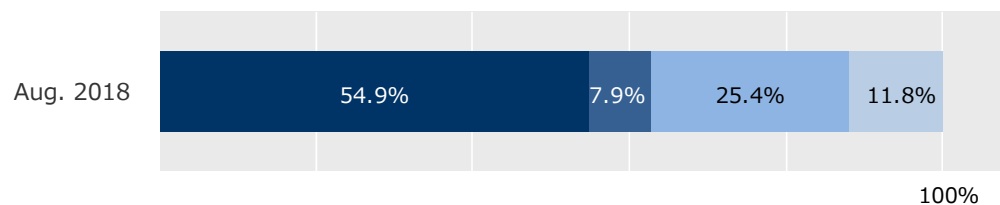
Unitholders

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

■ Financial institutions (including financial instruments dealers) ■ Other Domestic Corporations ■ Foreign Corporations, etc. ■ Individuals / Others



<Reference> Percentage Share in Number of Investment Units Held by Owner Type for All J-REITs



100%

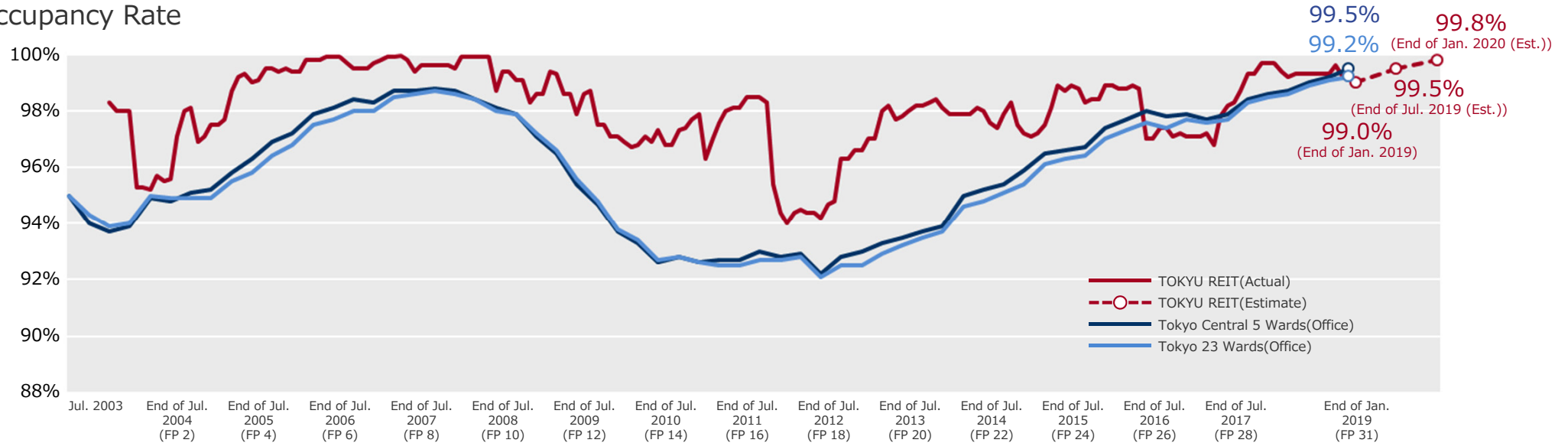
Source: Japan Exchange Group, Inc. "REIT Investor Survey (August 2018)"

■ Top 20 Unitholders

Unitholders		No. of units held	Ownership ratio (%)
1	Japan Trustee Services Bank, Ltd. (Trust)	238,253	24.37
2	The Master Trust Bank of Japan, Ltd. (Trust)	140,120	14.33
3	Tokyu Corporation	49,000	5.01
4	The Nomura Trust and Banking Co., Ltd. (Trust)	37,268	3.81
5	Trust & Custody Services Bank, Ltd. (Trust)	30,272	3.09
6	STATE STREET BANK WEST CLIENT-TREATY 505234	14,897	1.52
7	Rakuten General Insurance Co., Ltd.	14,000	1.43
8	LEGAL + GENERAL ASSURANCE PENSIONS MANAGEMENT LIMITED	11,621	1.18
9	The Hachijuni Bank, Ltd.	11,170	1.14
10	JP MORGAN CHASE BANK 385771	10,977	1.12
11	STATE STREET BANK AND TRUST COMPANY 505103	10,615	1.08
12	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	10,435	1.06
13	MetLife Insurance K.K.	9,700	0.99
14	Mitsubishi UFJ Trust and Banking Corporation	9,196	0.94
15	The Chukyo Bank, Ltd.	7,290	0.74
16	NORTHERN TRUST CO. (AVFC) RE HCR00	7,210	0.73
17	BNP PARIBAS SECURITIES SERVICES SYDNEY/JASDEC/AUSTRALIAN RESIDENTS	7,135	0.72
18	JAPAN SECURITIES FINANCE CO., LTD.	7,071	0.72
19	STATE STREET BANK AND TRUST COMPANY 505012	6,912	0.70
20	The Hokkoku Bank, Ltd.	6,120	0.62
Total Units Held by Top 20 Unitholders		639,262	65.39
Outstanding Units		977,600	100.00

Track Records (1) (Occupancy Rate/Rent)

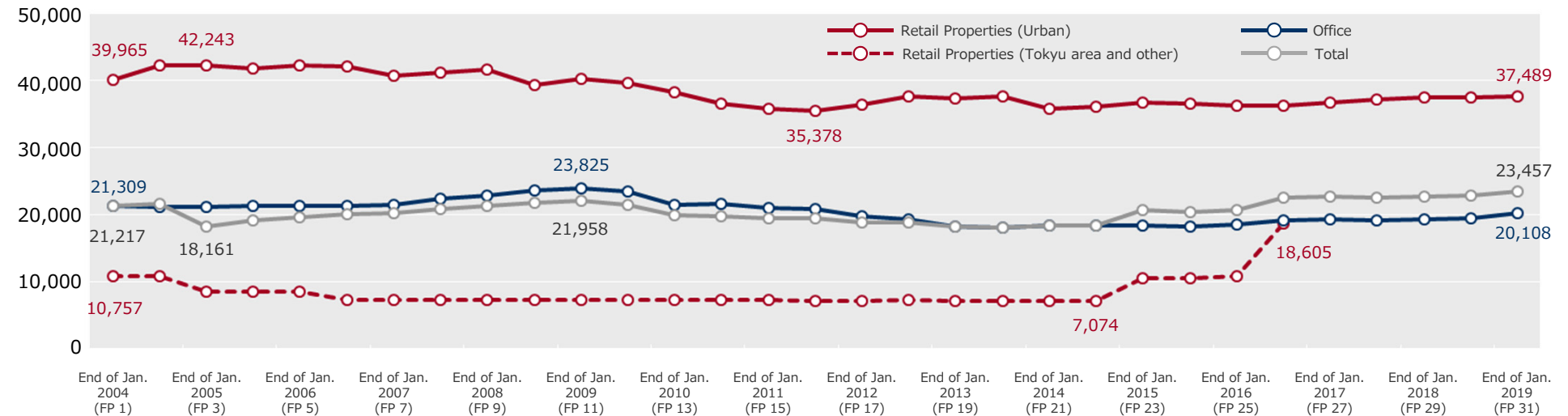
Occupancy Rate



Source: CBRE K.K.

Average Rent

Unit Price(¥/Month/Tsubo)

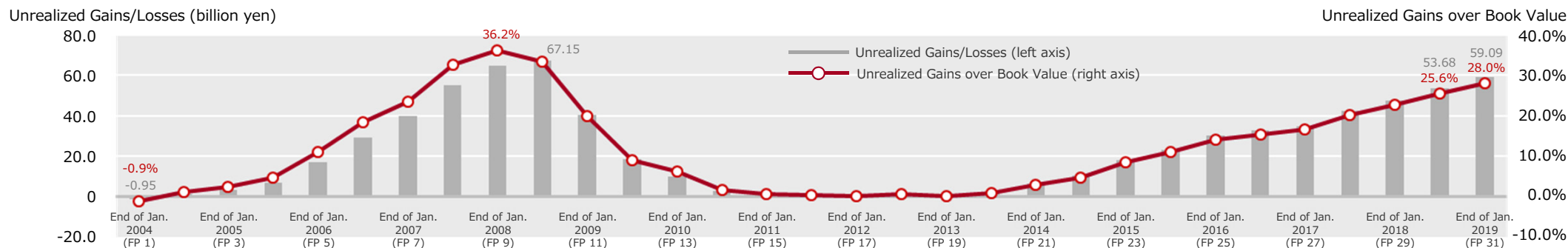


* In calculating the above unit price, we haven't factored in vacant spaces.

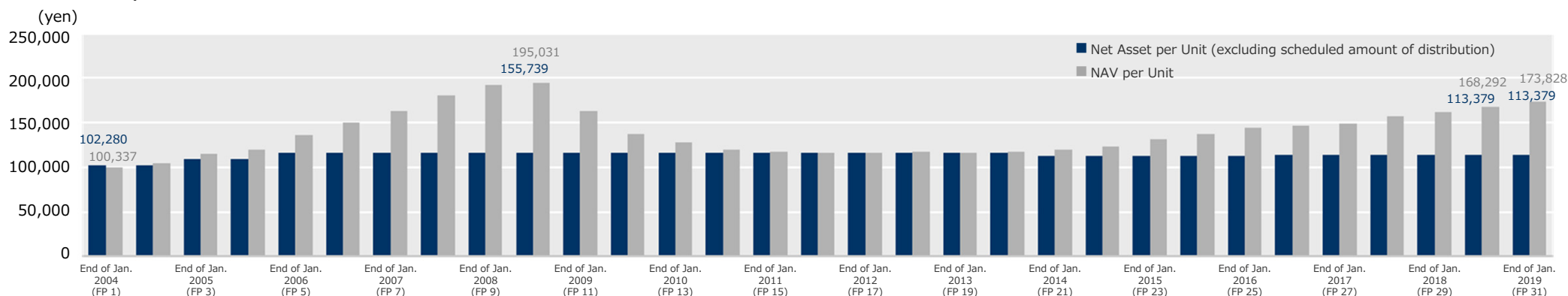
* Includes common area charges and excludes income from parking, warehouses, etc.

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

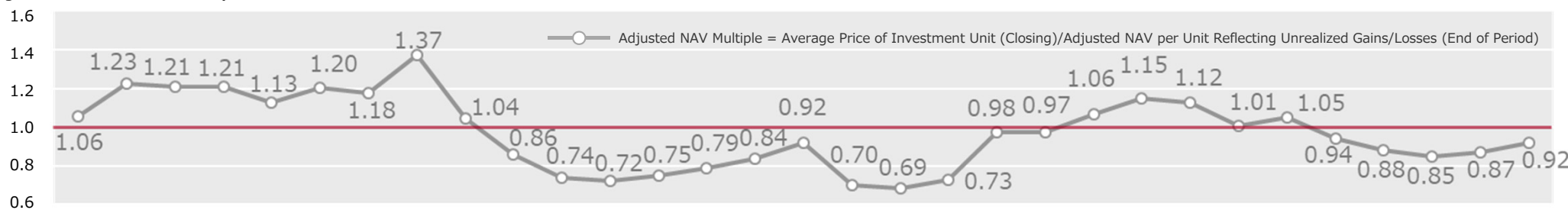
■ Unrealized Gains and Unrealized Gains over Book Value



■ Net Asset per Unit/NAV



■ Adjusted NAV Multiple

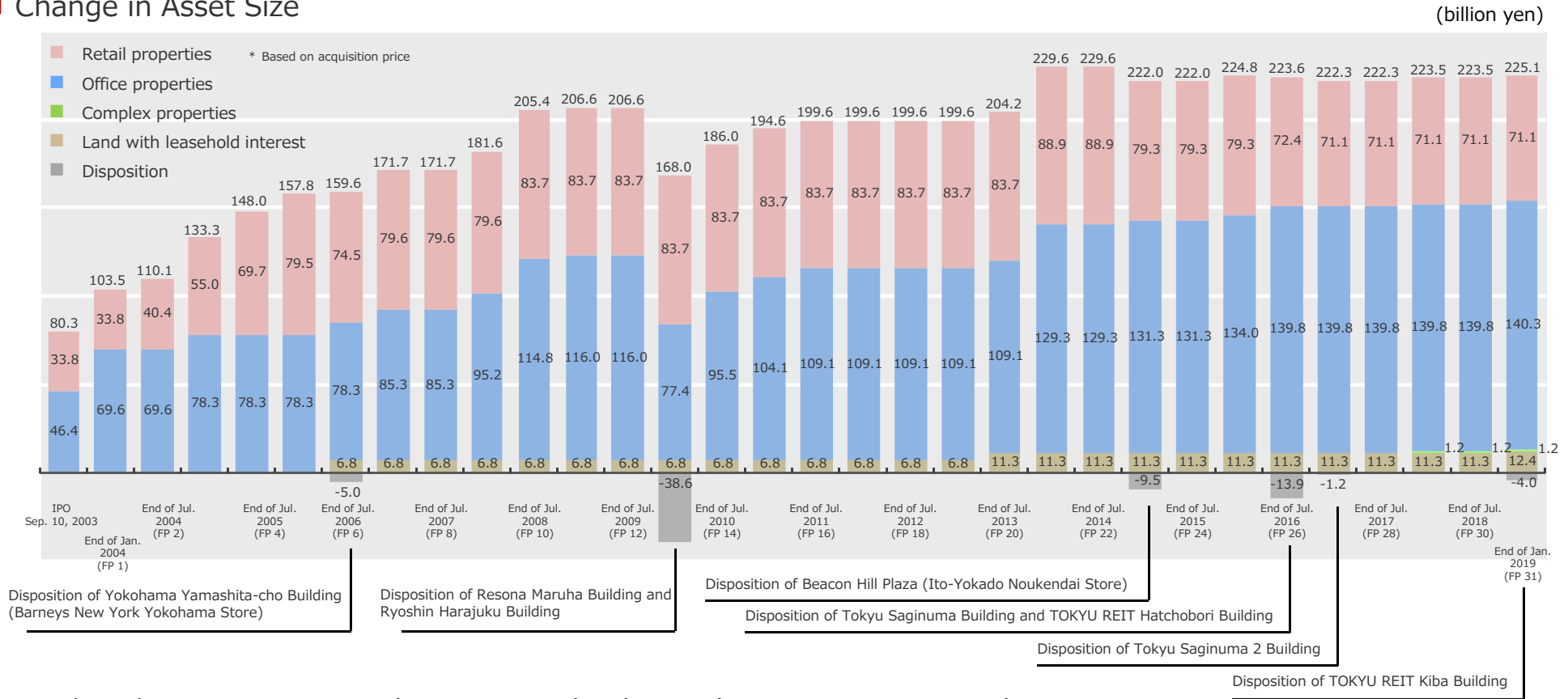


Average Investment Unit Price (yen)	2004 (FP 1)	2004 (FP 2)	2005 (FP 3)	2005 (FP 4)	2006 (FP 5)	2006 (FP 6)	2007 (FP 7)	2007 (FP 8)	2008 (FP 9)	2008 (FP 10)	2009 (FP 11)	2009 (FP 12)	2010 (FP 13)	2010 (FP 14)	2011 (FP 15)	2011 (FP 16)	2012 (FP 17)	2012 (FP 18)	2013 (FP 19)	2013 (FP 20)	2014 (FP 21)	2014 (FP 22)	2015 (FP 23)	2015 (FP 24)	2016 (FP 25)	2016 (FP 26)	2017 (FP 27)	2017 (FP 28)	2018 (FP 29)	2018 (FP 30)	2019 (FP 31)
	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	159,494

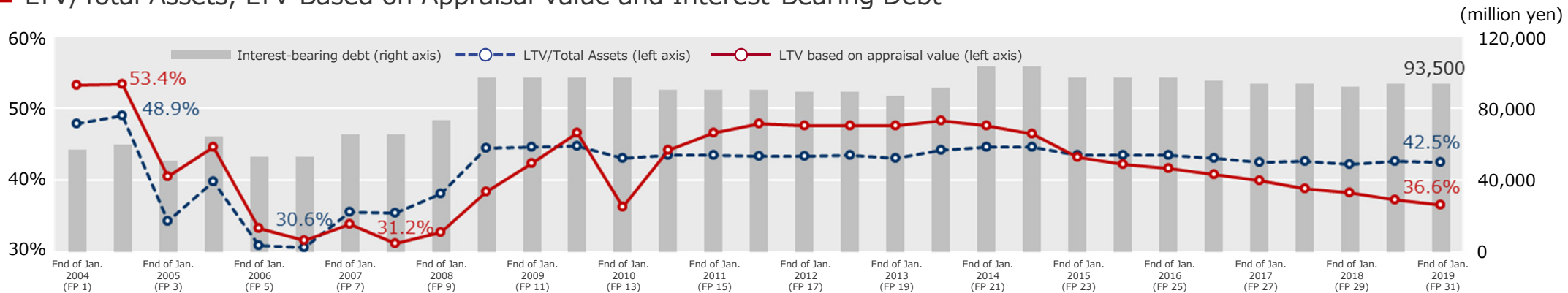
* Investment unit price, Net Asset per Unit and NAV per Unit stated in this document have been adjusted, taking into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

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

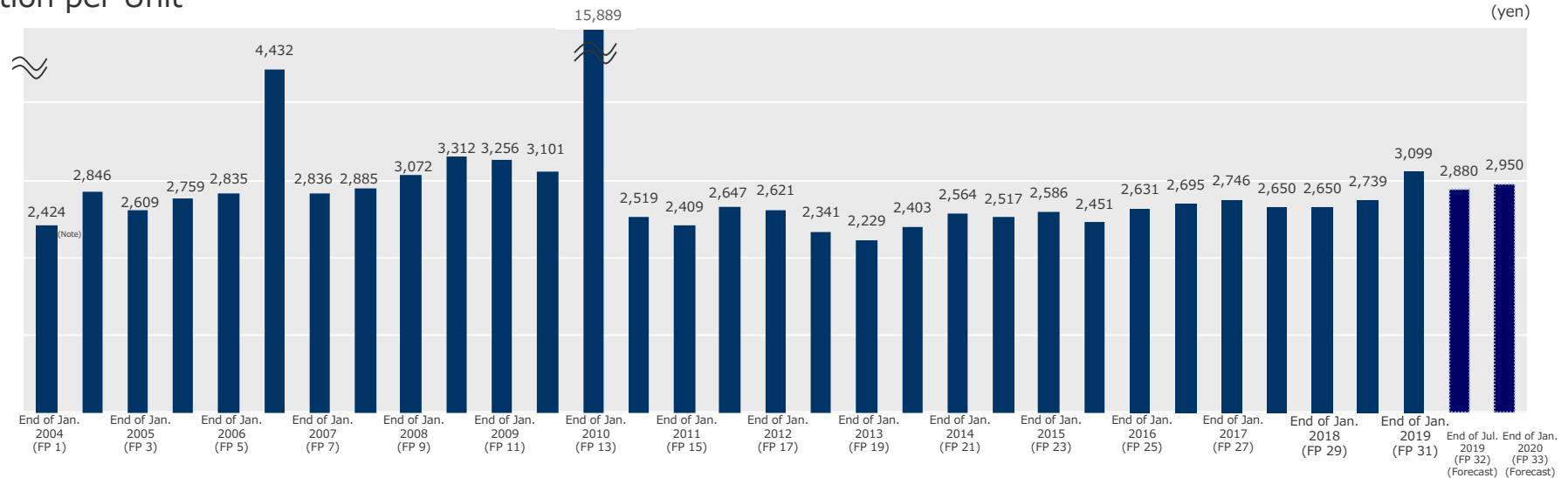


Track Records (4) (Investment Unit Price, Distribution Yield and 10-yr JGB Yield , Distribution)

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



Distribution per Unit

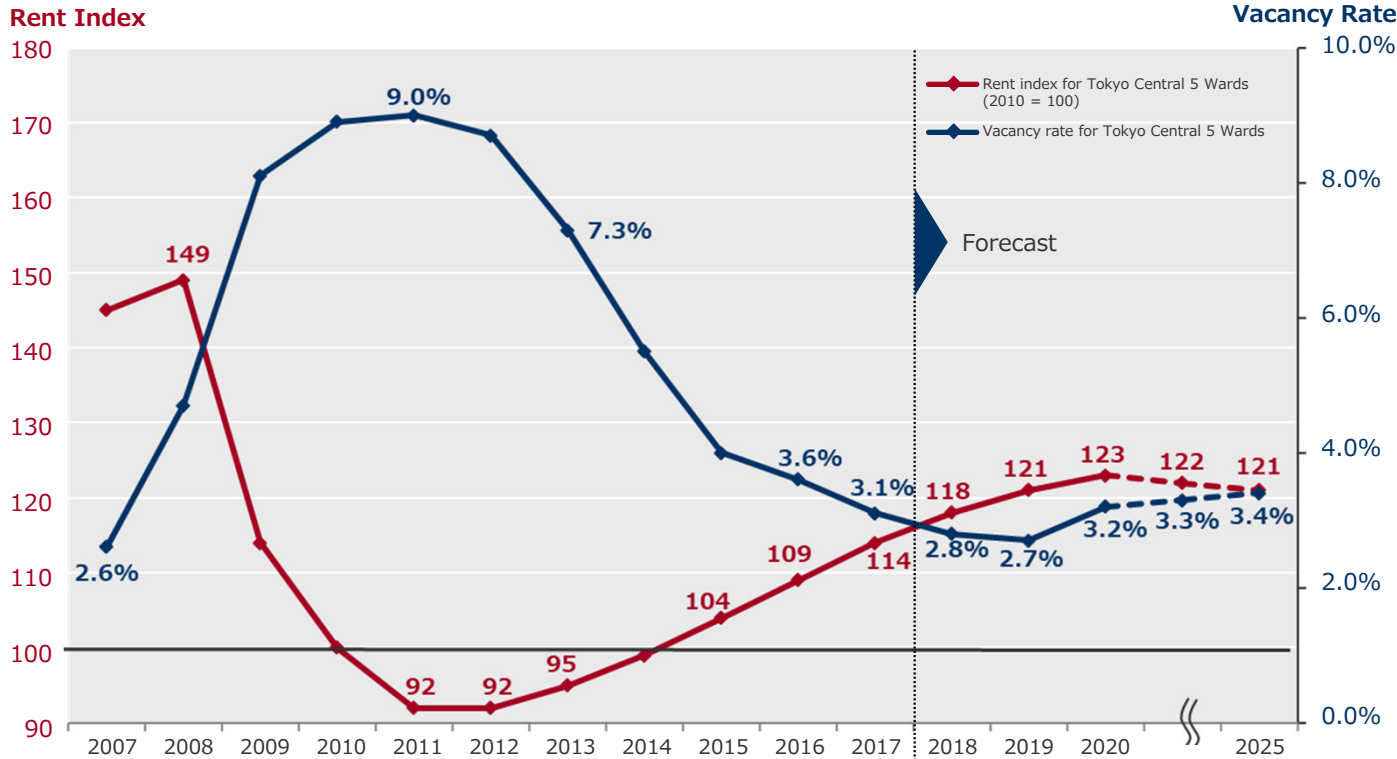


(Note) Official distribution per unit in the 1st period was ¥1,897 (adjusted for five-for-one split) based on the actual operating period of 144 days, but the recalculated distribution per unit of ¥2,424 based on 184 operating days is used in the above graph for the sake of comparison with figures from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

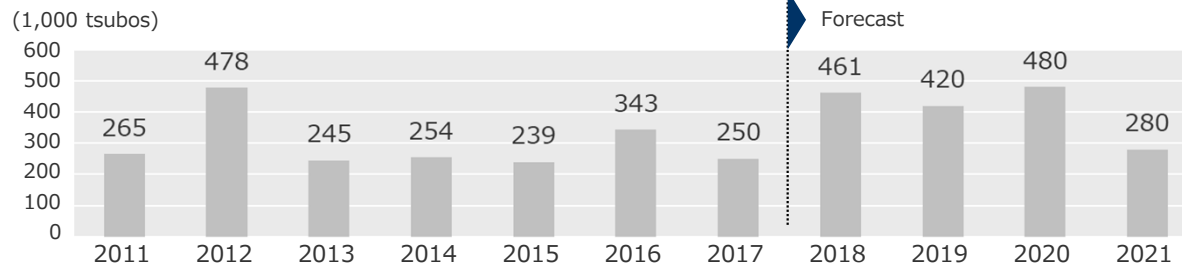
* Investment unit price and distribution per unit stated in this document have been adjusted, taking into account the split of investment units (five-for-one split) conducted on February 1, 2014 for pre-split figures.

Market Summary

Forecast of New Market Rents and Vacancy Rates for Office Properties (as announced on October 25, 2018)

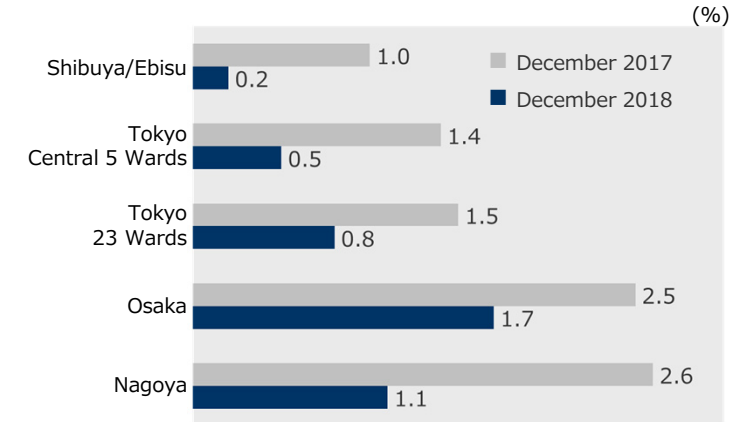


Forecast of New Supply Volume in Tokyo's Business Districts (Tokyo Central 5 Wards)



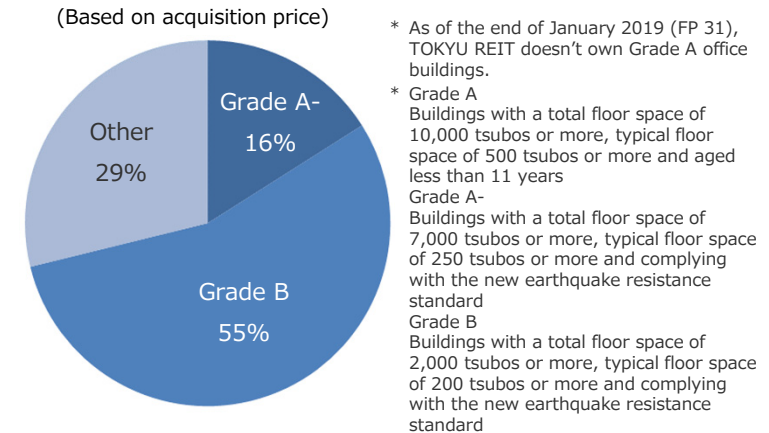
Source: Materials announced by Office Market Trends Research Committee (Japan Real Estate Institute and Miki Shoji Co., Ltd.) on October 25, 2018

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

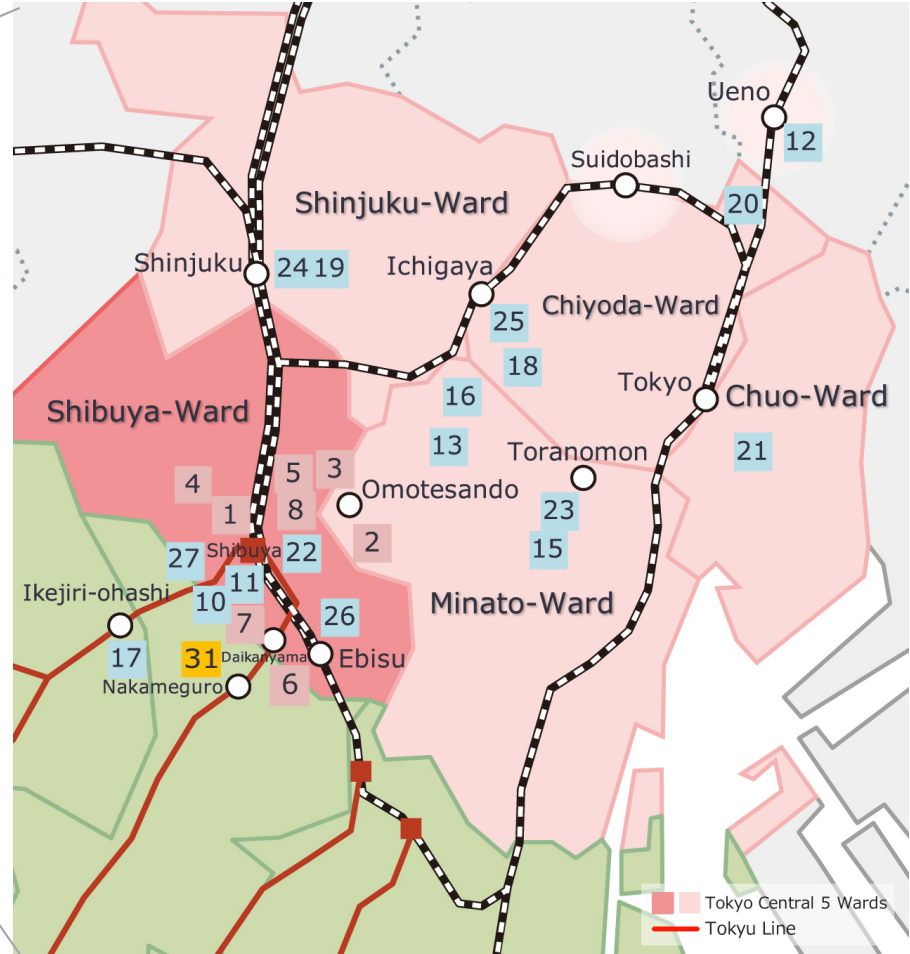


The impact of the future mass supply of office buildings (mainly Grade A buildings) is considered to be limited as the ratio of Grade A and A- buildings owned by TOKYU REIT is low

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 Bancho Building
2 Lexington Aoyama	8 KALEIDO Shibuya Miyamasuzaka (Note 1)	14 TOKYU REIT Kamata Building	20 Akihabara Sanwa Toyo Building	26 Lucid Square Ebisu (Note 2)
3 TOKYU REIT Omotesando Square	9 Setagaya Business Square	15 TOKYU REIT Toranomon Building	21 Tokyu Ginza 2-chome Building	27 Shibuya Dogenzaka Sky Building (Note 3)
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 REIT Shibuya R Building	28 Maison Peony Toritsudaigaku
5 cocoti	11 Tokyu Sakuragaoka-cho Building	17 Tokyu Ikejiri-ohashi Building	23 Tokyu Toranomon Building	29 Shonan Mall Fill (Land with leasehold interest)
6 CONZE Ebisu	12 Tokyo Nissan Taito Building	18 Kojimachi Square	24 TOKYU REIT Shinjuku 2 Building	30 OKI System Center (Land with leasehold interest)
				31 REVE Nakameguro (Land with leasehold interest)

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

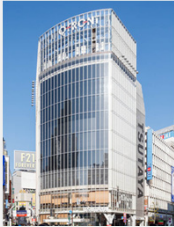



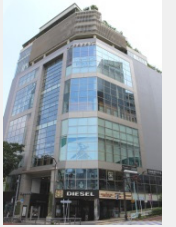
(Note 1) Scheduled to be disposed on March 28, 2019.

(Note 2) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.






(Note 3) Scheduled to be acquired on March 28, 2019.

*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	30,000 million yen		5,610 million yen		8,330 million yen		12,600 million yen		21,700 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 (19.3 years)		January 1998 (21.1 years)		October 1985 (33.3 years)		[Building1] July 1998 (20.5 years) [Building2] June 1995 (23.6 years)		September 2004 (14.3 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		8		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 (Note)	9 Setagaya Business Square	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	5,130 million yen	3,510 million yen	7,360 million yen	18,700 million yen	6,790 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 (14.9 years)	February 1993 (25.9 years)	January 1992 (27.0 years)	September 1993 (25.3 years)	July 1992 (26.5 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	64	1
Occupancy Rate	100%	100%	100%	96.0%	100%
PML ratio	4.1%	8.0%	4.4%	2.9%	7.9%

(Note) Scheduled to be disposed on March 28, 2019.

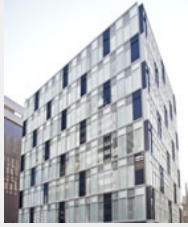



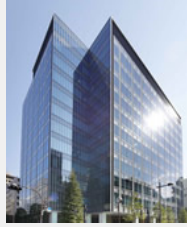
Portfolio List (3)

Name of Property	Properties contributed by sponsors	Properties contributed by sponsors			
	11 Tokyu Sakuragaoka-cho Building	12 Tokyo Nissan Taito Building	13 TOKYU REIT Akasaka Hinokicho Building	14 TOKYU REIT Kamata Building	15 TOKYU REIT Toranomom 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	10,700 million yen	5,860 million yen	4,630 million yen	5,390 million yen	12,300 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 (31.7 years)	September 1992 (26.4 years)	August 1984 (34.4 years)	February 1992 (27.0 years)	April 1988 (30.8 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
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)


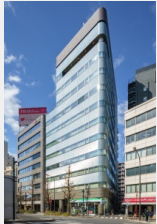




Name of Property	Properties contributed by sponsors	Properties contributed by sponsors	Properties contributed by sponsors	19 TOKYU REIT Shinjuku Building	20 Akihabara Sanwa Toyo Building
	16 Akasaka 4-chome Building (Tokyu Agency Inc. Head Office Building)	17 Tokyu Ikejiri-ohashi Building	18 Kojimachi Square		
					
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	9,380 million yen	12,000 million yen	6,310 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 (16.0 years)	October 1989 (29.3 years)	January 2003 (16.0 years)	May 2003 (15.7 years)	September 1985 (33.4 years)
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership
	Building	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	Properties contributed by sponsors		Properties contributed by sponsors		Properties contributed by sponsors						
	21	Tokyu Ginza 2-chome Building	22	TOKYU REIT Shibuya R Building	23	Tokyu Toranomon Building	24	TOKYU REIT Shinjuku 2 Building	25	Tokyu Bancho Building	
											
Address	2-chome Ginza, Chuo-ku, Tokyo		3-chome Shibuya, Shibuya-ku, Tokyo		1-chome Toranomon, Minato-ku, Tokyo		4-chome Shinjuku, Shinjuku-ku, Tokyo		Yonbancho, Chiyoda-ku, Tokyo		
Nearest Station	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		Approx. 3-minute walk from Ichigaya Station on the JR Chuo Line and other lines		
Acquisition Date	February 15, 2011		August 16, 2013		August 16, 2013 January 9, 2015 (Additional acquisition)		October 30, 2015		March 24, 2016 March 28, 2019 (Additional acquisition)(scheduled)		
Acquisition Price	5,010 million yen		5,270 million yen		16,850 million yen * Total price including those of additional acquisitions		2,750 million yen		13,780 million yen *Total amount including that of additional acquisition (Note 1)		
Appraisal Value as of the End of Period	5,190 million yen		9,330 million yen		19,900 million yen		3,200 million yen		14,200 million yen 1,040 million yen (Additional acquisition)(Note 2)		
Total Land Space	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		2,754.18 m ² [Land included in the property trust totals: 2,573.80 m ²]		
Total Floor Space	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		15,834.55 m ² [Exclusive ownership area of compartments under compartmentalized ownership pertaining to property trust: 11,431.09 m ²]		
Structure / Floors	S/RC B1/8F		SRC *Parking space: S B1/9F		S 10F		S 10F		S 11F		
Completion Date (building age)	August 2008 (10.4 years)		March 1990 (28.8 years)		April 2010 (8.8 years)		December 1991 (27.1 years)		September 2011 (7.3 years)		
Type of Ownership	Land	Proprietary Ownership		Proprietary Ownership		Proprietary Ownership		Proprietary Ownership		Proprietary Ownership [Quasi-co-ownership interest of trust beneficiary interest: 52.6% (Note 1)]	
	Building	Proprietary Ownership		Compartmentalized Ownership and Co-ownership of Compartmentalized Ownership		Proprietary Ownership		Proprietary Ownership		Compartmentalized ownership [Quasi-co-ownership interest of the 95.1% compartmentalized ownership interest of the trust beneficiary interest: 52.6% (Note 1)]	
Type of Holding Form	Real estate		Real estate		Real estate		Real estate		Trust beneficiary interest		
Number of Tenants	2		11		3		2		6		
Occupancy Rate	100%		100%		100%		100%		90.1%		
PML ratio	4.4%		5.9%		5.4%		4.2%		3.3%		

(Note 1) Indicates the figure after the additional acquisition of 3.6% (1,040 million yen) quasi-co-ownership interest from the sponsor on March 28, 2019.
 (Note 2) Appraisal Value as of the End of Period indicates the appraisal value with February 1, 2019 as the effective date of value.

Portfolio List (6)

Name of Property	Properties contributed by sponsors					
	26 Lucid Square Ebisu (Note 1)	27 Shibuya Dogenzaka Sky Building	28 Maison Peony Toritsudaigaku	29 Shonan Mall Fill (land with leasehold interest)	30 OKI System Center (land with leasehold interest)	31 REVE Nakameguro (land with leasehold interest)
						
Address	3-chome Higashi, Shibuya-ku, Tokyo	Maruyamacho, Shibuya-ku, Tokyo	1-chome Nakane, Meguro-ku, Tokyo	4-chome Tsujido- Shinmachi, Fujisawa-shi, Kanagawa	1-chome Chuo, Warabi-shi, Saitama	1-chome Kamimeguro, Meguro-ku, Tokyo
Nearest Station	Approximately a 3-minute walk from Ebisu Station on JR Yamanote Line and Tokyo Metro Hibiya Line	Approximately a 5-minute walk from Shibuya Station on Keio Inokashira Line. Approximately a 3-minute walk from Shinsen Station on Keio Inokashira 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	Approximately a 4-minute walk from Naka-Meguro Station, Tokyo Toyoko Line and Tokyo Metro Hibiya Line
Acquisition Date	August 1, 2018	March 28, 2019 (scheduled)	November 15, 2017	April 28, 2006	March 27, 2013	September 27, 2018
Acquisition Price	4,500 million yen	8,100 million yen	1,200 million yen	6,810 million yen	4,530 million yen	1,150 million yen
Appraisal Value as of the End of Period	4,720 million yen	8,290 million yen (Note 2)	1,210 million yen	6,610 million yen	5,450 million yen	1,150 million yen
Total Land Space	478.40 m ²	721.34 m ²	245.61 m ²	44,078.12 m ²	17,019.19 m ²	497.02 m ²
Total Floor Space	2,603.30 m ²	5,644.91 m ²	950.36 m ²	-	-	-
Structure / Floors	S/SRC B1/7F	SRC B1/11F	RC 10F	-	-	-
Completion Date (building age)	April 1992 (26.8 years)	March 1988 (31.0 years)	August 2014 (4.5 years)	-	-	-
Type of Ownership	Land	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership	Proprietary Ownership
	Building	Proprietary Ownership	Proprietary Ownership	-	-	-
Type of Holding Form	Trust beneficiary interest	Trust beneficiary interest	Real estate	Trust beneficiary interest	Real estate	Real estate
Number of Tenants	8	9	23	1	1	1
Occupancy Rate	100%	100%	90.6%	100%	100%	100%
PML ratio	5.5%	6.4%	6.2%	-	-	-

(Note 1) The name is scheduled to be changed to TOKYU REIT Ebisu Building on April 1, 2019.

(Note 2) Appraisal Value as of the End of Period indicates the appraisal value with February 1, 2019 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%

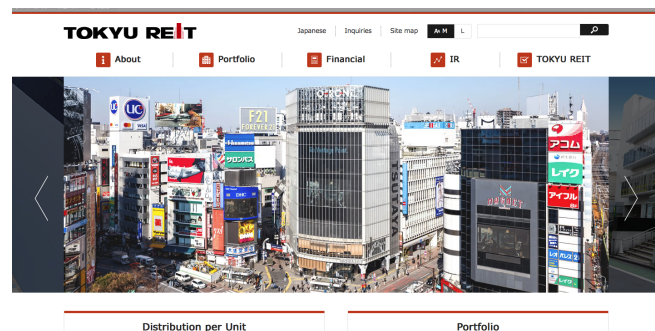
Number of employees : 48 (Excludes part-time executives)

■ 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 February 2018 to January 2019>

Targeting domestic institutional investors (meeting: 137)

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

Targeting domestic individual investors (9)

- 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)
- SMBC Nikko Securities J-REIT Fair 2018 (Tokyo)
- J-REIT Caravan 2018 (Hokkaido)
- Morningstar Seminar —Attractiveness of J-REIT Market— (Tokyo)
- Mitsubishi UFJ Morgan Stanley Securities J-REIT Seminar (Osaka)



J-REIT Seminar (Osaka)

Targeting foreign institutional investors (meeting: 54)

- 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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Information without any special description is that as of January 31, 2019.

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