

March 29, 2006

## FINANCIAL REPORT FOR THE FIFTH FISCAL PERIOD ENDED JANUARY 31, 2006

TOKYU REIT, Inc. is listed on the Tokyo Stock Exchange with the securities code number 8957.

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

Contact: Tokyu Real Estate Investment Management Inc. (Asset manager)  
 Yosuke Koi, Chief Financial Officer and General Manager, Investor Relations  
 Tel: +81-3-5428-5828

Board of Directors meeting for approving financial results: March 29, 2006

Planned start of dividend payments: April 23, 2006

This financial report has been prepared in accordance with Japanese accounting standards and Japanese law.  
 Figures have been rounded down to eliminate amounts of less than one million yen.

### PERFORMANCE FOR THE FIFTH FISCAL PERIOD (AUGUST 1, 2005 – JANUARY 31, 2006)

#### (1) Business Results

(Millions of yen)

	Operating Revenues	Percentage Change	Operating Income	Percentage Change	Ordinary Income	Percentage Change	Net Income	Percentage Change
<b>Fifth Fiscal Period</b>	<b>6,343</b>	<b>11.6%</b>	<b>2,752</b>	<b>18.4%</b>	<b>2,402</b>	<b>22.6%</b>	<b>2,401</b>	<b>22.6%</b>
Fourth Fiscal Period	5,684	12.7%	2,325	5.2%	1,960	5.8%	1,959	5.8%

(Yen)

	Net Income per Unit	Return on Unitholders' Equity (ROE)	(Reference ) Annualized	Ordinary Income to Total Assets	(Reference ) Annualized	Ordinary Income to Operating Revenues
<b>Fifth Fiscal Period</b>	<b>14,200</b>	<b>2.7%</b>	<b>5.3%</b>	<b>1.4%</b>	<b>2.9%</b>	<b>37.9%</b>
Fourth Fiscal Period	13,798	2.5%	5.0%	1.3%	2.6%	34.5%

Notes:

- Net income per unit is calculated by dividing net income by the weighted average number of investment units (fifth fiscal period: 169,131 units; fourth fiscal period: 142,000 units) for each period.
- Changes in accounting policies: Yes
- Percentage change shows the increase and decrease ratio to the previous period. Figures are rounded to the nearest first decimal place.
- Return on unitholders' equity and ordinary income to total assets are calculated using the average of unitholders' equity and total assets as of the beginning of each fiscal period and each term-end.
- Annualized percentage figures for the fifth fiscal period  
 = Percentage figures for the fifth fiscal period / Number of days in the fifth fiscal period of asset management (184 days) x 365 days (days during the year)  
 Annualized percentage figures for the fourth fiscal period  
 = Percentage figures for the fourth fiscal period / Number of days in the fourth fiscal period of asset management (181 days) x 365 days (days during the year)

**(2) Distributions**

(Millions of yen unless otherwise stated)

	Distribution per Unit (Yen)	Total Distributions	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings	Payout Ratio	Distribution Ratio to Unitholders' Equity
<b>Fifth Fiscal Period</b>	<b>14,179</b>	<b>2,401</b>	<b>0</b>	<b>—</b>	<b>100.0%</b>	<b>2.4%</b>
Fourth Fiscal Period	13,798	1,959	0	—	99.9%	2.5%

Note: The payout ratio is rounded down to the nearest first decimal place.

**(3) Financial Position**

(Millions of yen unless otherwise stated)

	Total Assets	Unitholders' Equity	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
<b>Fifth Fiscal Period</b>	<b>171,791</b>	<b>100,421</b>	<b>58.5%</b>	<b>592,877</b>
Fourth Fiscal Period	162,180	79,819	49.2%	562,109

Note: The number of investment units outstanding totaled 169,380 units as of January 31, 2006, and 142,000 units as of July 31, 2005.

**FORECAST OF RESULTS FOR SIXTH FISCAL PERIOD (FEBRUARY 1, 2006 – JULY 31, 2006)**

(Millions of yen unless otherwise stated)

	Operating Revenues	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earnings per Unit (Yen)
Sixth Fiscal Period	7,852	3,608	3,607	21,300	0

Reference: Estimated net income per unit for the sixth fiscal period: ¥21,300

Note: Forecasts presented in this document are based on “Assumptions for Forecasts for the Sixth Fiscal Period (from February 1, 2006 to July 31, 2006) and for the Seventh Fiscal Period (from August 1, 2006 to January 31, 2007)” identified in the separate reference attached. Forecasts for operating revenues, ordinary income, net income, distribution per unit and distribution in excess of earnings per unit may differ significantly from actual results due to changes in operating conditions and a variety of factors. Accordingly, TOKYU REIT does not guarantee any distribution amount.

This is an English translation of the captioned report. This translation is prepared and provided for readers' convenience. All readers are recommended to refer to the original version in Japanese of the report for complete and accurate information.