

June 29, 2015

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Notice Concerning Acquisition of DBJ Green Building Certification

TOKYU REIT, Inc. (“TOKYU REIT”) announced that Development Bank of Japan Inc. (DBJ) conferred DBJ Green Building Certification on June 29, 2015 on three retail properties in TOKYU REIT’s portfolio (cocoti, Tokyu Saginuma Building, and QFRONT).

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification program (the “Program”) is a certification program established by DBJ in April 2011 in order to support real estate demonstrating environmental and social awareness (“Green Buildings”). The Program recognizes and certifies socially and economically desirable real estate, based on a comprehensive assessment that includes not only the property’s environmental performance but also its addressing of disaster prevention, community consideration, and other requirements of various stakeholders, and supports initiatives thereof.

Please refer to the following for more information on the Program.

Website operated jointly by DBJ and Japan Real Estate Institute: <http://igb.jp/index.html> (in Japanese)

2. DBJ Green Building Certification Assessment Rank

The following is the DBJ Green Building Certification acquired by TOKYU REIT.

Property Name	Location	Assessment Rank
cocoti	1-23-16, Shibuya, Shibuya-ku, Tokyo	Properties with excellent environmental & social awareness
Tokyu Saginuma Building	1-1-1, Saginuma, Miyamae-ku, Kawasaki City, Kanagawa	Properties with excellent environmental & social awareness
QFRONT	21-6, Udagawa-cho, Shibuya-ku, Tokyo	Properties with high environmental & social awareness

The three properties above were recognized for the following points.

- (1) That cocoti is not only contributing to urban heat island countermeasures through large-scale rooftop greening and wall greening, but also houses a fitness club, movie theater and other hands-on facilities and thereby enhancing its attractiveness as a retail property.
- (2) That Tokyu Saginuma Building is not only promoting the entire property's energy efficiency by employing LED lighting, but also realizing long-term use of the building frame by carrying out systematic renovations.
- (3) That QFRONT is not only promoting the entire property's energy efficiency by employing LED lighting, but also proactively pursuing community building in the surrounding environment by taking part in local events.

3. Future Initiatives

Based on the “Environmental Policy” established on March 14, 2014, TOKYU REIT recognizes the importance of environmental consideration in property investment and management. Based on awareness of corporate social responsibility, TOKYU REIT continues to work towards reducing environmental impact and aiding the transition to a sustainable society.

This acquisition of DBJ Green Building Certification is part of such initiatives. In addition to ongoing utilization of the Program, TOKYU REIT will continue to promote initiatives for promotion of energy saving, low carbonization, water saving and waste reduction, consideration for safety, health and comfort, etc., while working together with property management companies, etc.

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

cocoti

(Location: 1-23-16, Shibuya, Shibuya-ku, Tokyo)



Site area: 1,705.35 m²
Total floor area: 11,847.87 m²
Completion: September 2004
Structure: S/SRC, B2/12F

Properties with excellent
environmental & social awareness



Tokyu Saginuma Building

(Location: 1-1-1, Saginuma, Miyamae-ku, Kawasaki City, Kanagawa Kanagawa)



Site area: 5,658.00 m²
Total floor area: 18,326.99 m²
Completion: September 1978
Structure: RC, B1/4F

Properties with excellent
environmental & social awareness



QFRONT

(Location: 21-6, Udagawa-cho, Shibuya-ku, Tokyo)



Site area: 784.26 m²
(Land included in the property trust totals 728.30 m²)

Total floor area: 6,692.14 m²
(Exclusive area 4,821.09 m²)

Completion: October 1999

Structure: SRC/S, B3/8F

Properties with high
environmental & social awareness



(Reference 2) List of DBJ Green Buildings in TOKYU REIT's Portfolio (as of June 29, 2015)

Use	Property Name	Location	Assessment Rank
Office	Setagaya Business Square*	4-10-1, 2, 3, 4, 5, 6, Yoga, Setagaya-ku, Tokyo	Properties with high environmental & social awareness
Office	Tokyu Toranomom Building	1-21-19 Toranomom, Minato-ku, Tokyo	Properties with satisfactory environmental & social awareness
Retail	cocoti	1-23-16, Shibuya, Shibuya-ku, Tokyo	Properties with excellent environmental & social awareness
Retail	Tokyu Saginuma Building	1-1-1, Saginuma, Miyamae-ku, Kawasaki City, Kanagawa	Properties with excellent environmental & social awareness
Retail	QFRONT	21-6, Udagawa-cho, Shibuya-ku, Tokyo	Properties with high environmental & social awareness

*TOKYU REIT holds 55% co-ownership interest in Setagaya Business Square.

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.