

Real Estate Investment Trust Unit Issuer:  
TOKYU REIT, Inc.  
1-12-1, Dogenzaka,  
Shibuya-ku, Tokyo, 150-0043, Japan  
Kazuyoshi Kashiwazaki  
Executive Director  
(Securities Code: 8957)

Investment Management Company:  
Tokyu Real Estate Investment Management Inc.  
Representative:  
Kazuyoshi Kashiwazaki  
Representative Director & President, Chief Executive Officer  
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## **Notice Concerning Completion of Disposition of Trust Beneficiary Interest in Domestic Real Estate (TOKYU REIT Hatchobori Building)**

TOKYU REIT, Inc. (“TOKYU REIT”) today announced that it has completed the disposition of trust beneficiary interest in domestic real estate as announced in the press release “Notice Concerning Disposition of Trust Beneficiary Interest in Domestic Real Estate (TOKYU REIT Hatchobori Building)” dated March 30, 2016. Brief details are as follows.

In addition to the aforementioned, the name of the Purchaser is disclosed as consent from the purchaser has been received this time although the name was not disclosed as of March 30, 2016.

### **Disposition Details**

|       |                                             |                                                          |
|-------|---------------------------------------------|----------------------------------------------------------|
| ( 1 ) | Type of Disposition                         | Trust beneficiary interest in domestic real estate       |
| ( 2 ) | Property Name                               | TOKYU REIT Hatchobori Building                           |
| ( 3 ) | Disposition Price                           | ¥5,010 million                                           |
| ( 4 ) | Book Value                                  | ¥6,795 million (expected value as of the transfer date)  |
| ( 5 ) | Amount of Difference from Disposition Price | -¥1,785 million (expected value as of the transfer date) |
| ( 6 ) | Agreement Date                              | March 30, 2016 (Wednesday)                               |
| ( 7 ) | Disposition Date                            | May 31, 2016 (Tuesday)                                   |
| ( 8 ) | Purchaser                                   | THE SANKEI BUILDING CO., LTD. (Note)                     |

### **(Note) Purchaser's Profile**

|       |                     |                                                  |
|-------|---------------------|--------------------------------------------------|
| ( 1 ) | Company Name        | THE SANKEI BUILDING CO., LTD.                    |
| ( 2 ) | Head Office Address | 1 - 7 - 2 Otemachi, Chiyoda-ku, Tokyo            |
| ( 3 ) | Representative      | Kazunobu Iijima, President                       |
| ( 4 ) | Business Activities | 1.Real-estate leasing<br>2.Real-estate brokerage |

|         |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                                                                                                      | 3.Construction, planning and contracting<br>4.Real-estate management and appraisal<br>5.Providing nursing care services and management, planning and operation of fee-based homes for the elderly<br>6.Planning & production of plays, movies, and other performances<br>Management and operation of rental meeting rooms<br>7.Restaurant management<br>8.Hotel management<br>9.General leasing operations and brokerage/transaction mediation and buying/selling of art objects<br>10.Direct investment, and sales, brokerage, or management of investments in special purpose companies (companies so defined by the regulations regarding language, format, and preparation of relevant financial statements), and REITs<br>11.Other related services |
| ( 5 )   | Capital                                                                                              | ¥28,120 million                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ( 6 )   | Major Shareholder<br>Ratio of Shareholding                                                           | Fuji Media Holdings, Inc. (100%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| ( 7 )   | Foundation Date                                                                                      | June 11, 1951                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ( 8 )   | Net Assets                                                                                           | ¥100,310 million (as of March 31, 2016)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ( 9 )   | Total Assets                                                                                         | ¥322,898 million (as of March 31, 2016)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ( 1 0 ) | Relationship between the Investment Corporation or its Investment Management Company and the Company |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | Capital Relationship<br>Personnel Relationship<br>Business Relationship                              | There is no capital relationship, personnel relationship or business relationship to state between TOKYU REIT or its investment management company and the Company. In addition, there is no capital relationship, personnel relationship or business relationship to note between the affiliated persons or affiliated companies of TOKYU REIT or its investment management company and the affiliated persons or affiliated companies of the Company.                                                                                                                                                                                                                                                                                                  |
|         | Status of Classification as Related Party                                                            | The Company does not fall under the category of related party of TOKYU REIT or its investment management company. In addition, the affiliated persons or affiliated companies of the Company do not fall under the category of related party of TOKYU REIT or its investment management company.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**[Reference]**

Timely disclosures related to the aforementioned disposed property

March 30, 2016      Notice Concerning Disposition of Trust Beneficiary Interest  
in Domestic Real Estate (TOKYU REIT Hatchobori Building)

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.