



Moody's assigns A2 ratings to TOKYU REIT, Inc.'s Series 1 and Series 2 bonds

JPY 10 billion of debt securities affected

Tokyo, October 16, 2007 -- Moody's Investors Service has assigned A2 unsecured senior debt ratings to the proposed issue of Series 1 (JPY 5 billion, due 2012) and Series 2 (JPY 5 billion, due 2014) Japan domestic bonds by TOKYU REIT, Inc. (TRE). This is the takedown from TRE's JPY 100 billion domestic shelf registration of December 2005, which is rated (P)A2. The rating outlook is stable.

The ratings reflect TRE's [1] good asset acquisition, operating and management abilities – which result from the real estate business networks of its asset management company's sponsors, [2] stable cash flow – which is based on its portfolio comprising multiple property types – offices and retail properties well balanced through the Tokyo Metropolitan Area, and [3] conservative financial policy.

TOKYU REIT, Inc. is a listed J-REIT, focused on investment in and management of office and retail properties. Its revenues totaled JPY 6.7 billion in the fiscal half-year ended July 2007.

end