

April 15, 2014

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Notice Concerning Incident of Falling Plant at Tokyu Saginuma Building

TOKYU REIT, Inc. (“TOKYU REIT”) hereby informs that there was an incident at a TOKYU REIT portfolio property Tokyu Saginuma Building on April 14, 2014 involving a branch of a plant on the site falling and injuring a passing customer. TOKYU REIT extends its deepest condolences to the injured customer.

TOKYU REIT also hereby informs that it will respond to the matter with sincerity to the injured customer, and intends to work on determining the cause and necessary measures.

[Reference]

Tokyu Store Corporation press release

“Falling Plant Branch Causing Injury to Passerby at Fullel Saginuma Store” dated April 15, 2014

This document was translated into English by Tokyu Real Estate Investment Management Inc. on its own accord for reference purposes, and is not an official English translation by Tokyu Store Corporation.

April 15, 2014
Tokyu Store Corporation

Falling Plant Branch Causing Injury to Passerby at Fullel Saginuma Store

We truly apologize for the concern and inconvenience that the “falling plant branch causing injury to passerby” that occurred at the Fullel Saginuma Store (1-1 Saginuma, Miyamae-ku, Kawasaki-shi, Kanagawa) has caused many people.

We deeply apologize and will sincerely respond to the person who was injured and the person’s family. We hereby inform you of the outline of the incident and the response of our company.

Details

At around 14:58 on April 14, 2014 (Monday), there was an incident at the Fullel Saginuma Store involving a branch of a plant in a leased section, which is to be managed by us, breaking and hitting a passing child. (The branch that fell was approximately 8 m in length, approximately 8 cm in diameter and approximately 20 kg in weight, and was from a Japanese zelkova (*Zelkova serrata*).)

Management of the plant from which the branch fell is conducted by us as we have exclusive ownership of the facility.

Although we conduct visual inspections of plants in our day-to-day routine inspections, as well as in the event of a typhoon or strong winds, etc., we were unable to prevent this incident.

We are fully cooperating with the investigation/survey of the police with jurisdiction over this incident.

With full safety inspections being conducted anew today at all stores for the prevention of hazards, we are ensuring thorough safety at all stores to prevent the occurrence of such an incident in the future. We are committed to accurately looking into the facts of the matter and thereby making certain to determine the cause and prevent recurrence.

We deeply apologize to the child who was injured and the child’s family, and hope for a speedy recovery. In addition, we apologize again for letting such an incident occur.

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.
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