

July 27, 2004

TOKYU CORPORATION
Representative: Kiyofumi Kamijo,
President & Representative Director
(Code No.9005, Tokyo Stock Exchange First Section)
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Notice Regarding Entrusting the Fixed Assets and Transferring its Trust Beneficiary Rights of a Consolidated Subsidiary

The Board of Directors of TC Properties Co.,Ltd (hereinafter referred to as TC properties) which is a subsidiary of Tokyu Corporation, at the meeting on February 27, 2004, resolved its entrusting the fixed assets and transferring the trust beneficiary rights as follows:

1. Name of the Subsidiary, etc.

Corporate name	TC Properties Co.,Ltd
Head office address	1-16-14, Shibuya, Shibuya-ku, Tokyo
Representative	Kazuo Ochiai, President and Director

2. Reasons for the Transfer

TC Properties has been constructing a commercial building for rent on its previously acquired plot and it is to be completed in September 2004. We have decided to transfer the building and land (hereinafter called “ the Property”) in order to collect resources thereby accelerating the reduction of debts.

3. Details of the Property Transferred

(Millions of yen)

The Property and its location	Book value	Transfer price	Current Status
Hamamatsucho 1-chome Project (tentative) 1-125-1, Hamamatsucho, Minato-ku, Tokyo; and others Land 2,224.37 square-meter Building Steel framed structure (Steel framed reinforced concrete structure partly) Total Floor Space 23,953.01 square-meter	32,478	21,400	Under construction
Total	32,478	21,400	

4. Outline of Transferee Company

Corporate name	Hamamatsucho Tower Inc.
Head office address	1-21-2, Dougenzaka, Shibuya-ku, Tokyo
Representative	Akira Minamino, Director
Main businesses	Acquisition, possession and disposition of trust beneficiary rights of entrusted fixed assets under trust contract in management/disposal of real estates
Relationship with Tokyu Corporation or TC Properties	Not applicable

5. Schedule for the Transfer

July 27, 2004	Resolve the transfer at the Board Meeting of TC Properties Execute the basic agreement
September 30, 2004 (planned)	Execute the sales agreement Handover the subject property Settle the purchase price in funds

6. Future Prospects

In our consolidated interim account settlement for the fiscal half year ending September 2004, we intend to post a fixed assets sale loss of 11,078 million yen resulting from the above-mentioned transfer of fixed assets trust beneficiary rights as an extraordinary loss, but we also intend to post a profit of 16,800 million yen resulting from the establishment of the retirement benefit trust as an extraordinary gain. (Please refer to the “Notice Regarding Establishment of Retirement Benefit Trust” which was released today) Therefore, there will be no change in the consolidated performance forecast released on May 17, 2004.

In our non-consolidated account settlement for the fiscal half year ending September 2004, as a result of posting a loss caused by the above-mentioned transfer of fixed assets trust beneficiary rights, we anticipate a 15,000 million yen appraisal loss of our owned TC Properties’ shares, but we also intend to post a profit of 9,500 million yen resulting from the establishment of the retirement benefit trust as an extraordinary gain. (Please refer to the “Notice Regarding Establishment of Retirement Benefit Trust” which was released today) Therefore, there will be no change in the non-consolidated performance forecast released on May 17, 2004.