



February 6, 2017

FOR IMMEDIATE RELEASE

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Notice of Distribution of Surplus (Dividend Increase)

Tokyo Tatemono Co., Ltd. hereby announces the Board of Directors passed a resolution on the distribution of surplus at a meeting held on February 6, 2017. The date of record for this dividend is set as December 31, 2016.

This matter is scheduled to be brought forth at the No. 199 General Meeting of Shareholders, which is set to be held on March 29, 2017.

(1) Details of fiscal year-end dividend payout

	Amount to be approved (Mar. 29, 2017 shareholders meeting)	Dividend Plan (most recent) (Announced Feb. 8, 2016)	Dividend paid in the fiscal year ended December 31, 2015
Date of record	December 31, 2016	December 31, 2016	December 31, 2015
Dividend per share	14.00 yen*1	12.00 yen*2	12.00 yen
Total dividend amount	3,037 million yen	-	2,603 million yen
Effective date	March 30, 2017	-	March 30, 2016
Source of dividends	Retained earnings	-	Retained earnings

*1. Breakdown: Ordinary dividend of 12.00 yen, commemorative dividend of 2.00 yen to celebrate the 120th anniversary of the Company's founding

*2. Breakdown: Ordinary dividend of 10.00 yen, commemorative dividend of 2.00 yen to celebrate the 120th anniversary of the Company's founding

(2) Factors prompting dividend increase

We previously planned a year-end per-share dividend payout for the fiscal year ended December 31, 2016 of 12 yen (ordinary dividend of 10 yen and commemorative dividend of 2 yen to celebrate the 120th anniversary of the Company's founding). However, given that our consolidated earnings performance

substantially outperformed our forecast at the start of the fiscal year, we hiked our ordinary dividend 2 yen to 14 yen per share (ordinary dividend of 12 yen and commemorative dividend of 2 yen to celebrate the 120th anniversary of the Company's founding).

For details on our consolidated earnings performance in the fiscal year ended December 31, 2016, refer to our quarterly consolidated earnings report which was released on February 6, 2017.

(Reference) Breakdown of annual dividend payout

	Dividend per share		
	End of interim period	Fiscal year-end	Total annual payout
Amount to be approved (Mar. 29, 2017 shareholders meeting) *1		14.00 yen	26.00 yen
Actual dividend paid in fiscal year ended December 31, 2016*1	12.00 yen		
Dividend paid in fiscal year ended December 31, 2015*2	4.00 yen	12.00 yen	-

*1. The interim and fiscal year-end per-share dividends were respectively hiked 2.00 yen in the form of a commemorative dividend to celebrate the 120th anniversary of the Company's founding.

*2. The company conducted a one-for-two reverse stock split of common stock, which took effect on July 1, 2015. The dividend per share figure shown for the end of the interim period is the actual dividend payment prior to the reverse stock split. Given the implementation of the reverse stock split, there is no figure for total annual payout (hence the "-").

The per-share fiscal year-end dividend is 6.00 yen prior to factoring in the impact of the reverse stock split, putting the annual dividend per share at 10.00 yen.