

Results in the First Half of FY2013

Presentation for Investments

November 12, 2013



Tokyu Corporation

(9005)

<http://www.tokyu.co.jp/>

Contents



I. Executive Summary	2
II. Recent Progress and Future Initiatives	5
III. Conditions in Each Business	14
IV. Details of Financial Results for the First Half of FY2013	18
V. Details of Financial Forecasts for FY2013	32
(Reference)	45

Forward-looking Statements

All statements contained in this document other than historical facts are forward-looking statements that reflect the judgments of the management of Tokyu Corporation based on information currently available. Actual results may differ materially from the statements.

The original disclosure in Japanese was released on November 14, 2013 at 17:30 (GTM+9)

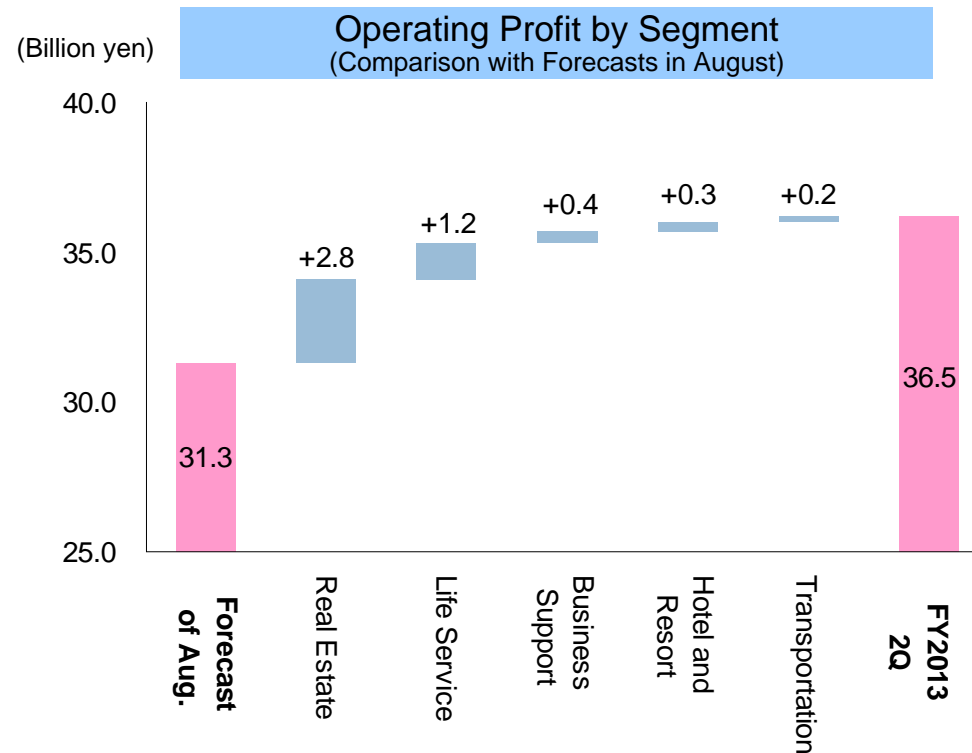
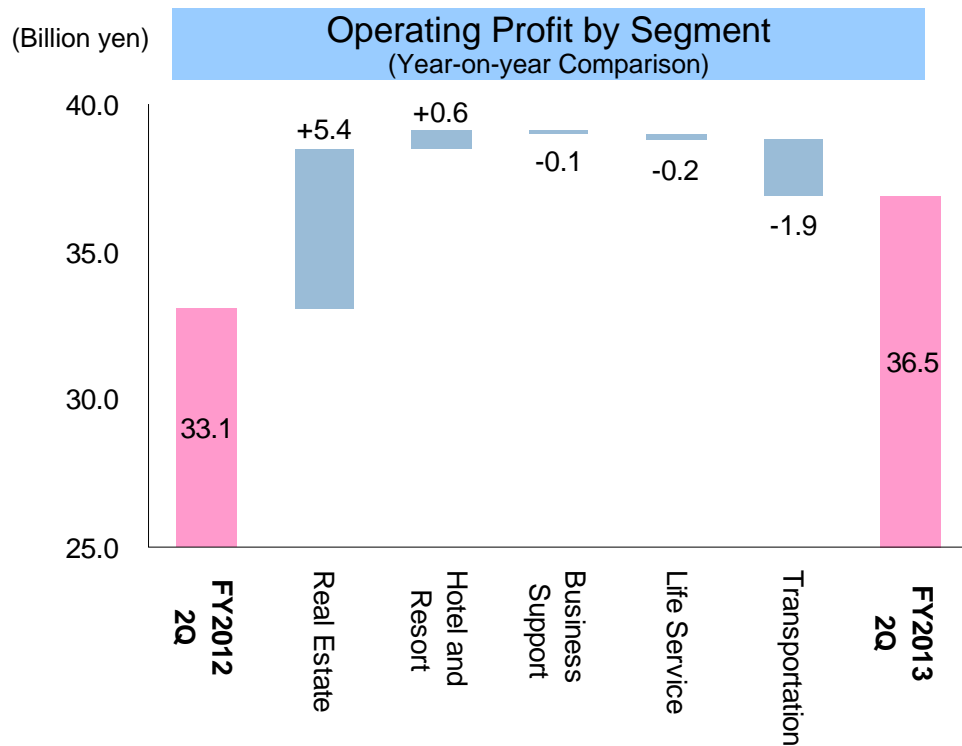
I. Executive Summary



[Year-on-year comparison] Operating profit increased mainly due to the progress of condominium sales in the real estate sales business and the contribution of the real estate leasing business. Net income for 2Q increased due to gains on the sale of fixed assets, offsetting a decrease in investment gains from the equity method accounting.

[Comparison with August] Operating profit increased, mainly due to the progress of condominium sales in the real estate sales business and cost reductions in the real estate leasing business. Both recurring profit and net income increased due to an improvement in investment gains from the equity method accounting, etc.

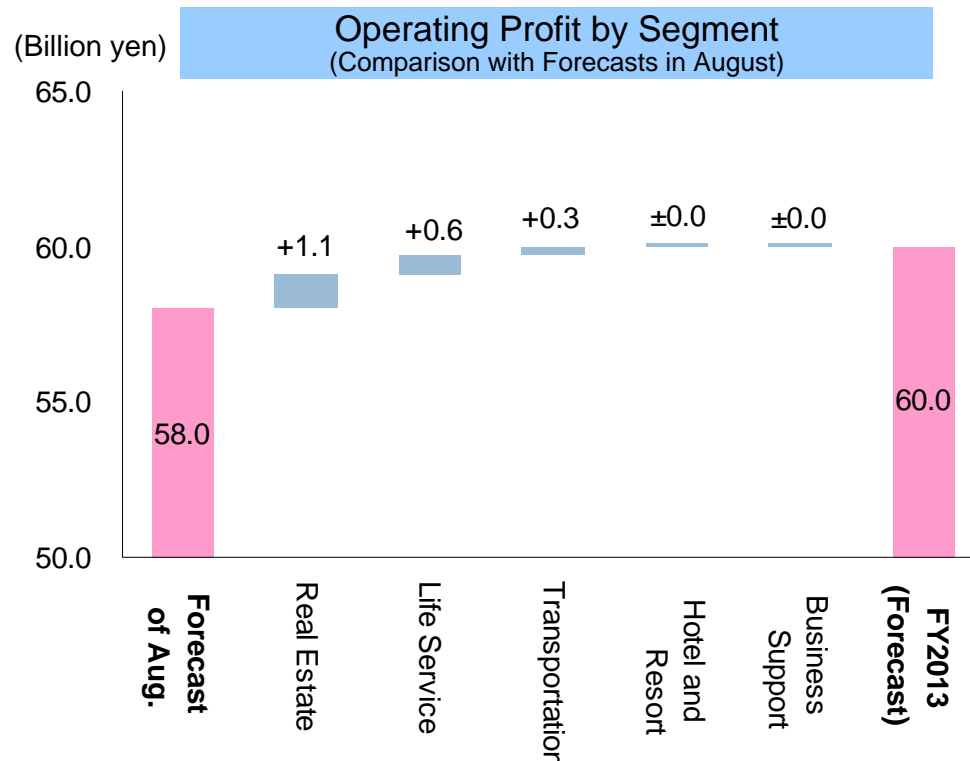
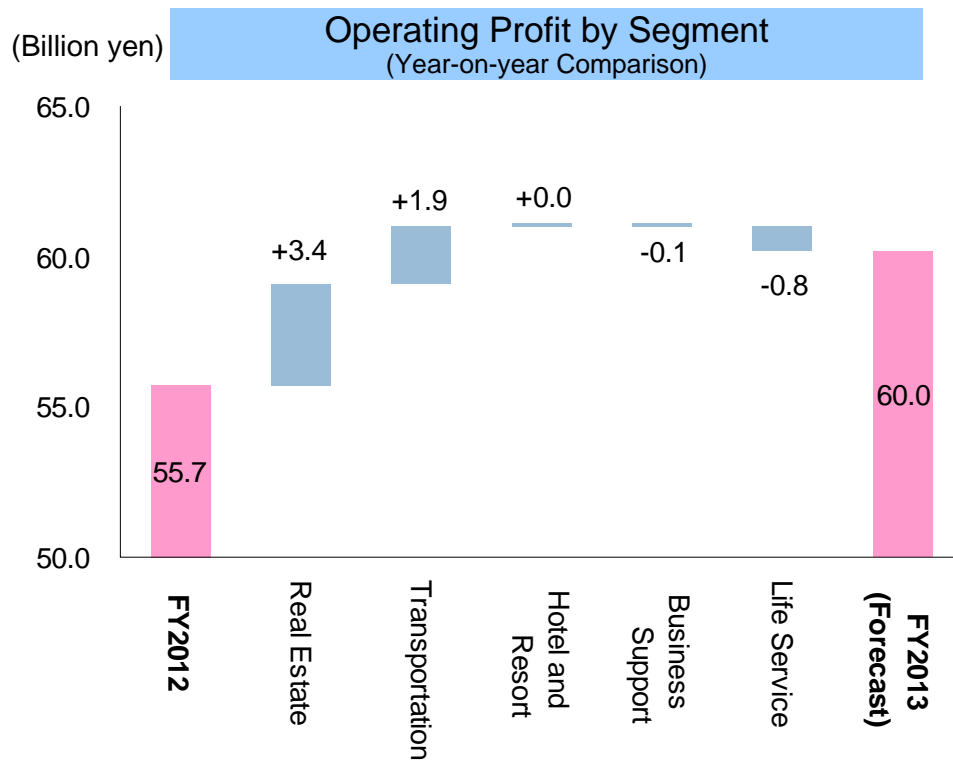
	First Half Results	Year-on-year comparison	Comparison with Forecasts in Aug.
Operating revenue	516.6 billion yen	-2.6 billion yen (- 0.5%)	+ 0.2 billion yen (+ 0.0%)
Operating profit	36.5 billion yen	3.3 billion yen (+ 10.3%)	+ 5.2 billion yen (+ 16.7%)
Recurring profit	36.2 billion yen	3.5 billion yen (+ 10.7%)	+ 8.9 billion yen (+ 32.9%)
Net income	27.3 billion yen	8.8 billion yen (+ 48.0%)	+ 6.8 billion yen (+ 33.5%)



[Year-on-year comparison] Revenue increased due to increased sales of condominiums, offsetting the effects of the partial closing of Tokyu Department Store's Toyoko store. Operating profit increased, partly due to the contribution of the real estate leasing business. Extraordinary gains increased, despite the effects in reaction to a decrease in corporate income tax, etc., and net income increased.

[Comparison with August] Profit rose due to the progress of condominium sales, the strong performance of Tokyu Dept. existing stores, an increase in the number of passengers carried, etc. Net income increased, partly due to gains on the change in shareholders' equity upon a reorganization under which Tokyu Land Corporation became the holding company.

	Full year forecast	Year-on-year comparison		Comparison with forecasts in Aug.	
Operating revenue	1,085.2 billion yen	+ 17.1 billion yen	(+ 1.6%)	+ 0.0 billion yen	(+ 0.0%)
Operating profit	60.0 billion yen	+ 4.2 billion yen	(+ 7.6%)	+ 2.0 billion yen	(+ 3.4%)
Recurring profit	57.0 billion yen	+ 0.7 billion yen	(+ 1.3%)	+ 3.0 billion yen	(+ 5.6%)
Net income	50.0 billion yen	+ 6.9 billion yen	(+ 16.1%)	+ 7.5 billion yen	(+ 17.6%)

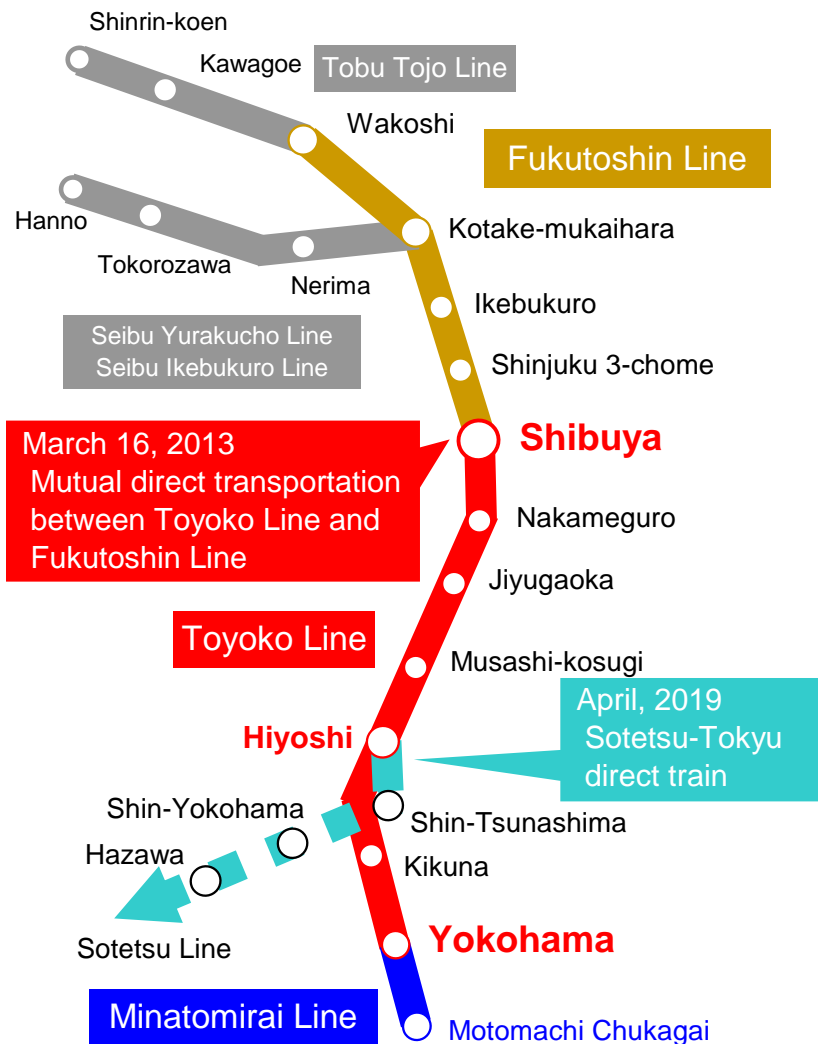


II. Recent Progress and Future Initiatives

Update Status of Development of Railway Networks



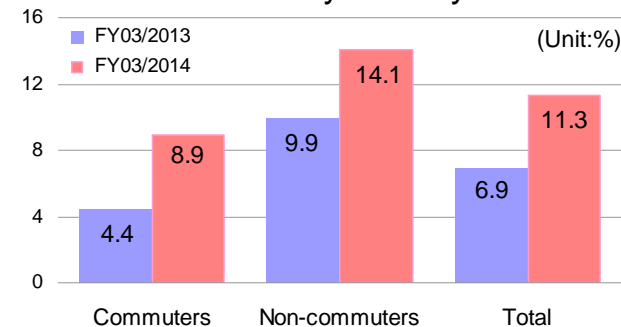
On March 16, 2013, Mutual Direct Train Service Operation Started Between Toyoko Line and Fukutoshin Line



- In the first half, the number of passengers carried rose 1.7% year on year.

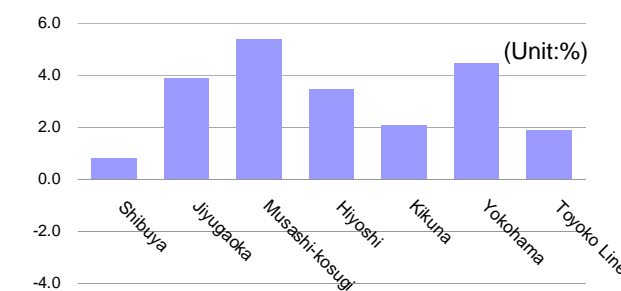
* The number of passengers for the Toyoko Line increased 1.9% year on year.
Passenger revenue climbed 2.6% year on year.

- The number of passengers carried along the entire Toyoko Line train service rose 11.3% year on year.



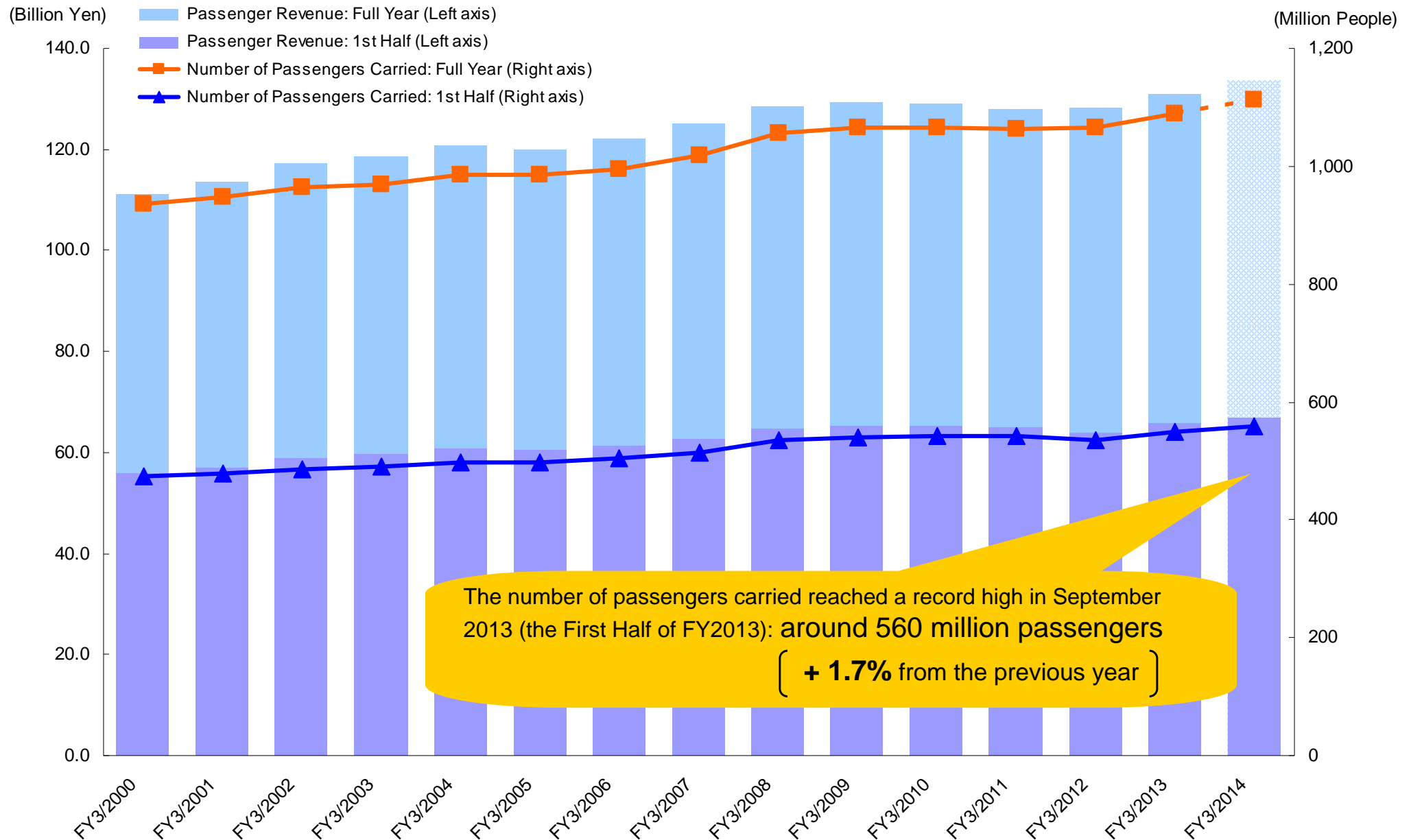
* Between Shibuya and Yokohama
* The number of commuters carried increased 8.9% year on year.
The number of non-commuters carried climbed a substantial 14.1%.

- Changes in the average daily number of passengers getting on and off at major stations on the Toyoko Line



The number increased from a year ago for Shibuya, Jiyugaoka, Musashi-kosugi, Yokohama, among other stations.

Trends in Number of Passengers Carried



*The value for FY03/2014 is a forecast.

Safety Initiatives in Railway Operations



Tokyu Corporation regards “safety” as its largest and most important responsibility to customers in its railway operations. (Cited from safety policy)

We have established a corporate culture that prioritizes safety with the management and front-line employees working together to carry out initiatives steadily.

The president and management check safety initiatives and talk about challenges at work sites regularly.

Efficient Communication

Using a monitor dedicated to information on accidents

To prevent recurrences of accidents, field sites share information on accidents and preventive measures, including information from other companies, promptly and accurately.

Detecting problems as early as possible

Gathering and sharing information on occurrences close to accidents

Inspections by the top echelon
Inspections on the “Day of Safety”

Reporting

Sharing information
Solving problems

Reporting, sharing

Improvement

To prevent accidents, we gather information on occurrences that come close to accidents and detect problems as early as possible.

Improvement

Lectures on safety

Improvement

Developing education and training systems and human resources

To raise employees' awareness of safety, we invite lecturers from outside the Company and hold lecture meetings on safety.

We are cultivating human resources through education and training and are developing a system to hand down skills.

Improving communication

Meetings for exchanging opinions

Heads and managers of units visit fields and discuss problems.

Field Sites in Railway Operations

Sharing information
Solving problems

Examples of Safety Initiatives



Facilities

- Installing doors and safety fences on the platform
- Installing emergency buttons at railway crossings
- Seismic strengthening work

Activities

- The head office and job sites cooperating in detecting problems as early as possible to prevent accidents
- Communicating information on accidents without fail and preventing recurrences by taking countermeasures
- Developing education and training systems to pass on skills without fail

Capital Expenditure Related to Safety

FY03/2013 (results): ¥18.6 billion

FY03/2014 (plan): ¥19.1 billion

Redevelopment of the Area Around Shibuya Station



On June 17, 2013, the Tokyo metropolitan government decided on urban plans for the Shibuya Station area and the Shibuya Station South area.



Shibuya Station District Development

Site area: around 15,300 m²
Floor area: around 270,000 m²
Use: Offices, stores, parking garages, etc.
Number of stories: 46 stories above ground, 7 stories below ground (eastern tower), etc.
Height: around 230m (eastern tower), etc.
Planned construction period: FY2013-FY2027
Scheduled opening: eastern tower: 2020; central/western towers: 2027

Shibuya Station South District Development

Site area: around 7,100 m²
Floor area: around 117,500 m²
Use: Offices, stores, hotel, parking garages, etc.
Number of stories: 32 stories above ground, 5 stories below ground
Height: around 170m
Planned construction period: FY2013-FY2017
Scheduled opening: FY2017

Futako-Tamagawa Redevelopment (Phase II)



It has been decided that Culture Convenience Club (CCC) will open a “lifestyle store,” a new type of store, as a core tenant in a large commercial section.



▲ View from Traffic Place Side



▲ Image of commercial plot



▲ Image of guest room



▲ Image of cinema complex

Futako-Tamagawa Redevelopment Phase II

Site area: 28,083m²
Floor area: around 156,400m²
Height: around 137m
(30 floors above the ground and 2 basement floors)
Planned construction period: Jan. 2012 to Apr. 2015 (plan)

Office: 26 floors, 63,000m²
(number of employees estimated at around 8,000-10,000)
Commercial facilities: 11,000m², around 30 sections
(including a large CCC commercial section 7,160m²)
Fitness club: ATRIO DUE Futako-tamagawa
Cinema complex: 109 CINEMAS (10 screens, 1,700 seat)
Hotel: TOKYU HOTELS (around 110 rooms)

Latest Acquisitions and Sales of Properties



Sale of Tokyu Tranomon Building

Address: 1-21-19 Toranomon, Minato-ku, Tokyo
Site area: 1,765 m²
Total floor area: 11,983 m²
Number of floors: 10 floors above ground
Completion: April 2010
Transferee: TOKYU REIT, Inc.
Timing of transfer: August 2013

* The Company decided to transfer this property in cooperation with TOKYU REIT, of which the Company is the sponsor.



Acquisition of an equity interest in Setagaya Business Square

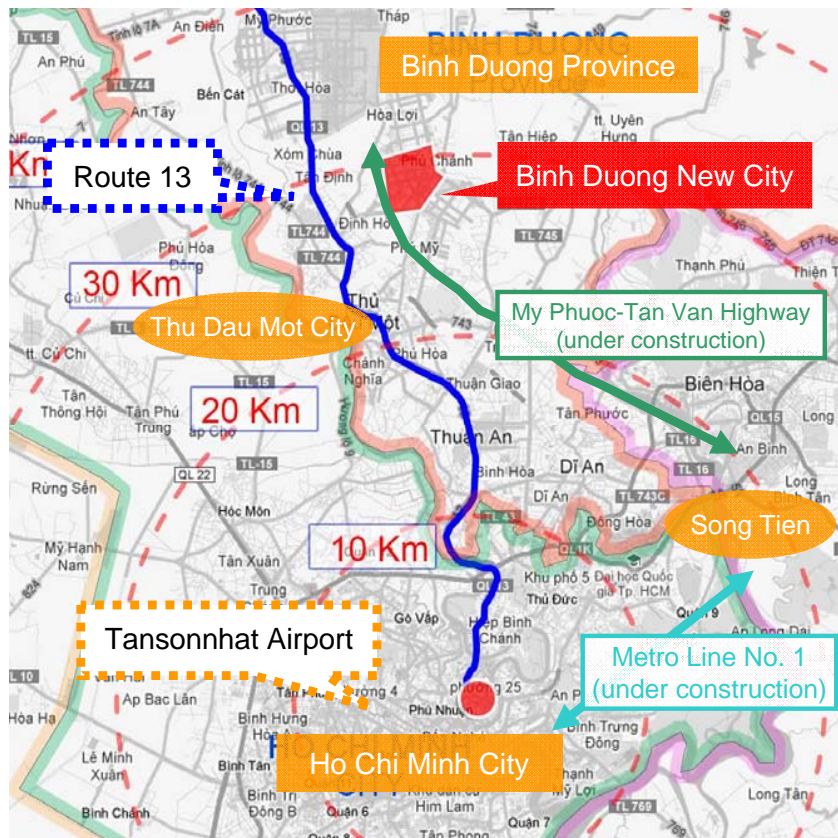
Address: 4-10-1 Yoga, Setagaya-ku, Tokyo
Site area: 21,334 m²
Total floor area: 94,374 m²
Number of floors: 28 floors above ground and two below (tower)
Completion: September 1993
Acquirer: Subsidiaries of the Company
(CT Realty Limited and two other companies)
Timing of acquisition: September 2013

* Holding after the acquisition

TOKYU REIT, Inc.	55%
CT Realty and two other Subsidiaries	45%



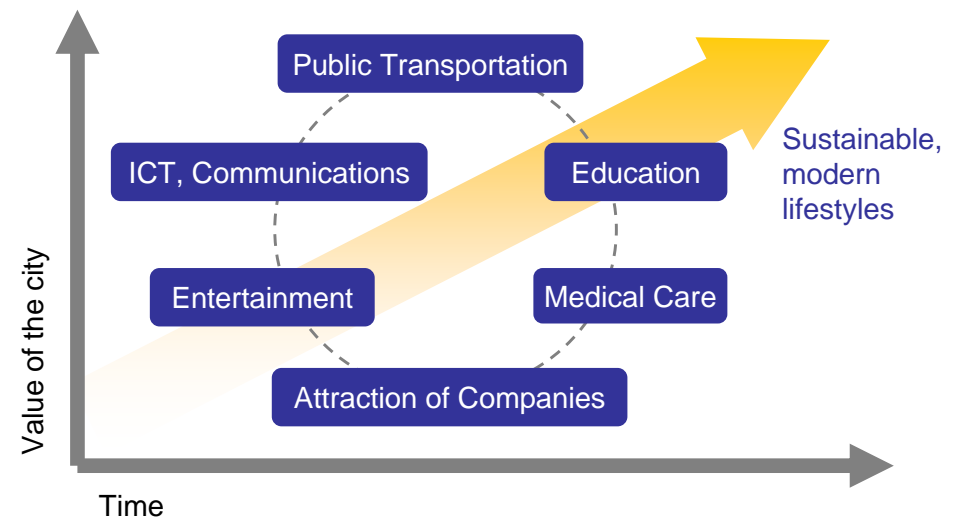
Urban development in Vietnam, Binh Duong Province



Schedule

- 2012 BECAMEX TOKYU CO., LTD. established
- 2013 Construction of SORA gardens I begins.
- 2014 People's Committee to move to the city
(The city will become capital of Binh Duong Province.)
SORA gardens I to be completed
- 2020 Binh Duong Province scheduled to become
a city directly under central government

Future initiatives to increase the value of the city



We will take steps to increase the attractiveness of the new city and will promote urban development from a medium- to long-term perspective. We will create an environment that makes people feel like living in Binh Duong New City.

Latest Situation of Binh Duong New City



In Binh Duong New City, administrative facilities, infrastructure, and community facilities are steadily being developed.



A panoramic view of Binh Duong New City
(The Administration Center under construction)



SORA Gardens I
under construction



Town house (Becamex IDC)



The campus of Eastern
International University

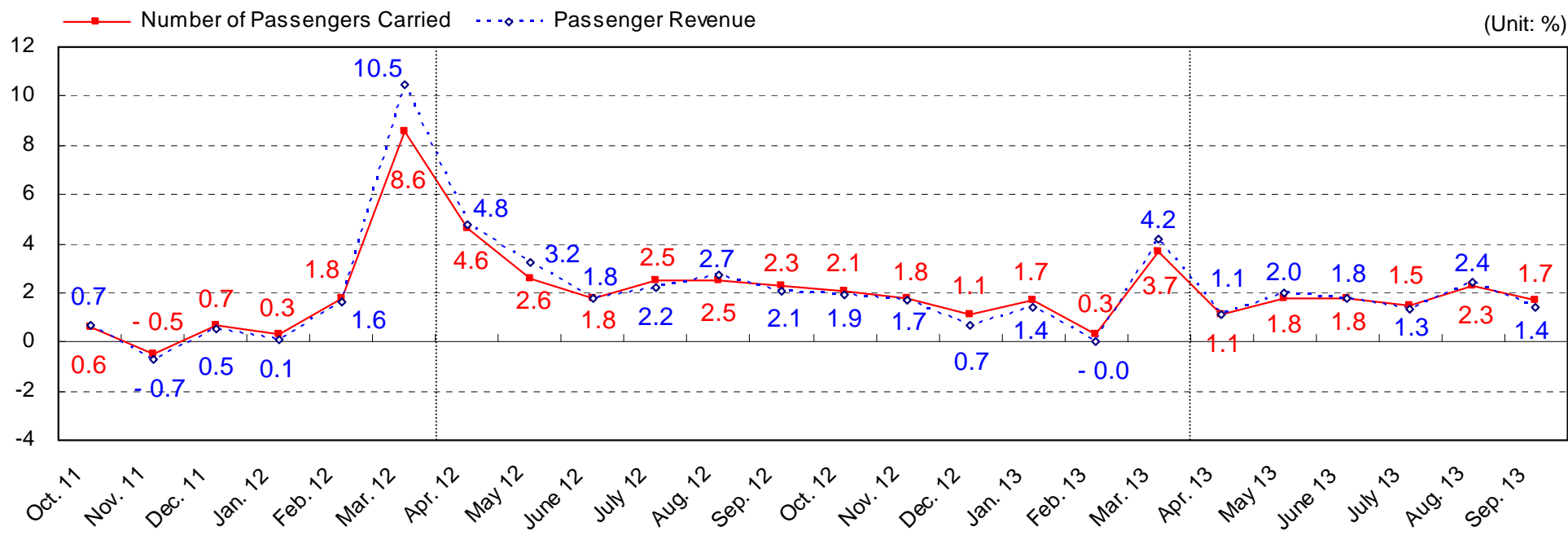
III. Conditions in Each Business

Railway Operation Business: Results and Forecasts for Passengers Carried and Passenger Revenue

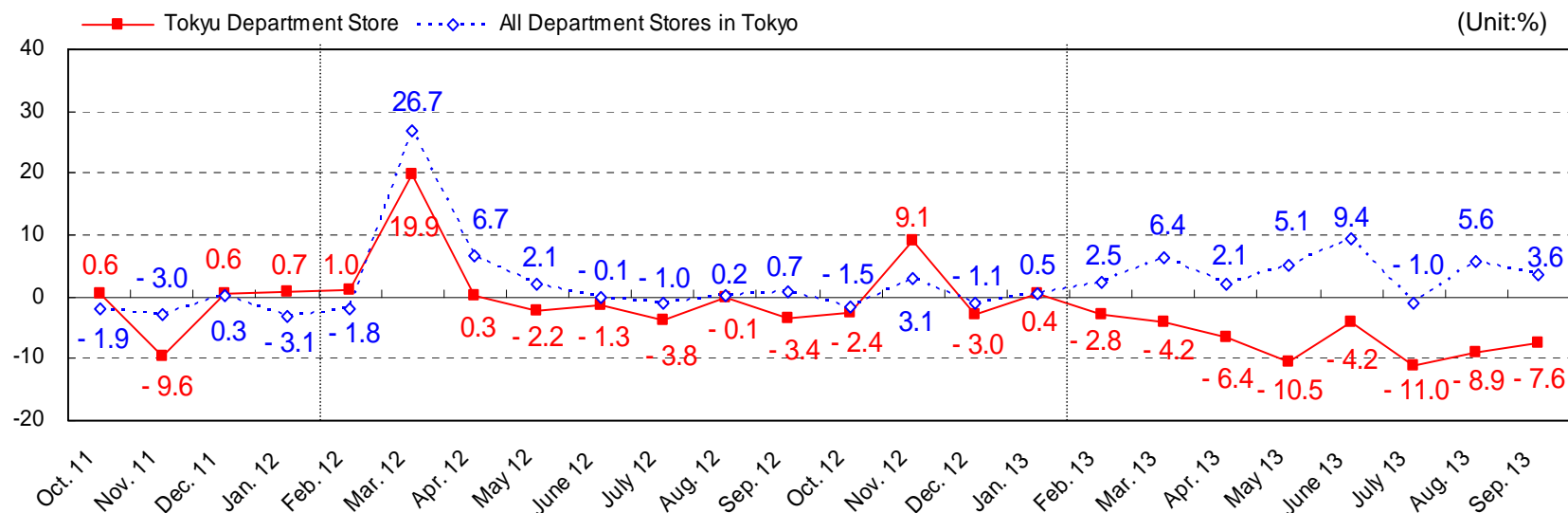
(Thousand people, Million yen)

		2013/03		2014/03		Year-on-year Comparison	
		1st Half (Result)	Full Year (Result)	1st Half (Result)	Full Year (Forecast)	1st Half (Result)	Full Year (Forecast)
Number of Passengers Carried	Total	549,953	1,089,488	559,265	1,113,141	+ 1.7%	+ 2.2%
	Non-commuter	222,304	447,003	224,812	454,716	+ 1.1%	+ 1.7%
	Commuter	327,649	642,485	334,453	658,425	+ 2.1%	+ 2.5%
Passenger Revenue	Total	65,697	130,973	66,801	133,746	+ 1.7%	+ 2.1%
	Non-commuter	36,211	72,789	36,740	74,137	+ 1.5%	+ 1.9%
	Commuter	29,486	58,184	30,061	59,609	+ 1.9%	+ 2.4%

Railway Operation Business: Passengers Carried and Passenger Revenue (Year-on-year Comparison)



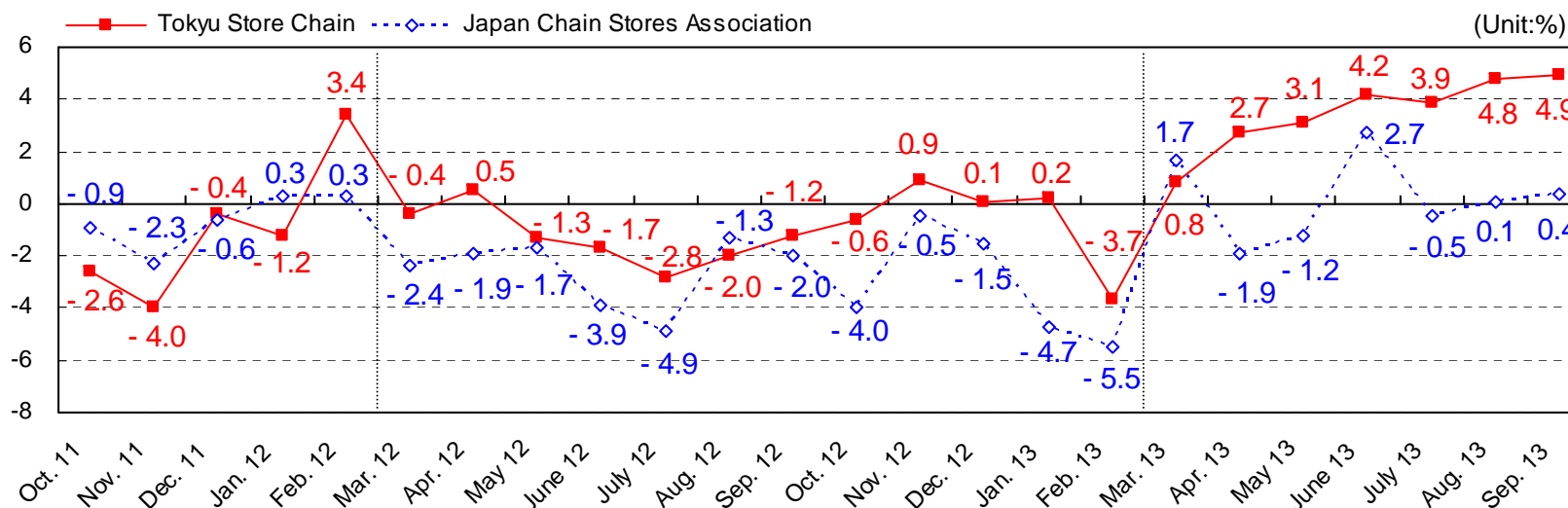
Tokyu Department Store: Sales (Year-on-year Comparison) [Existing Stores, Leasing Revision]



Sales by category

	FY03/2014 1st Half	
	Rate of YoY change	Share
Menswear/furnishings	- 5.7	4.1%
Womenswear/furnishings	- 9.5	19.8%
Other clothing items	- 11.7	4.9%
Personal items	0.4	9.0%
Miscellaneous goods	0.3	13.4%
Household articles	0.1	4.0%
Food	- 4.0	41.6%
Others	- 13.5	3.2%
Total	- 4.9	100.0%
Leasing revision	- 6.7	

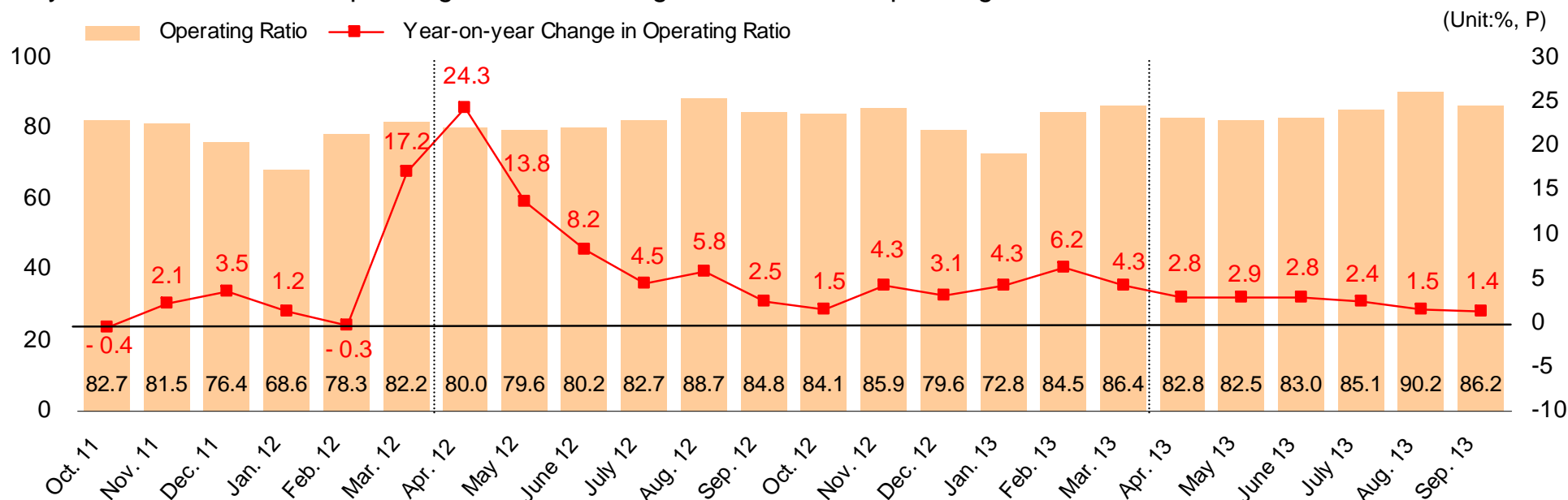
Tokyu Store Chain: Sales (Year-on-year Comparison) [Existing Stores]



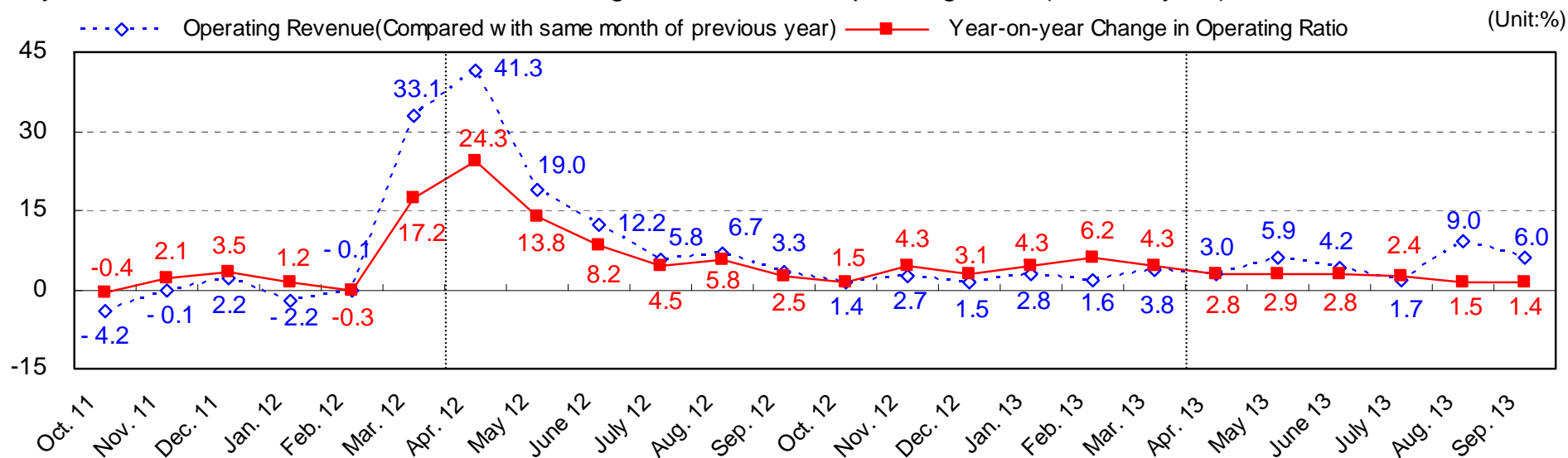
Sales by category

	FY03/2014 1st Half	
	Rate of YoY change	Share
Food	4.0	82.1%
Clothing	- 0.1	2.8%
Livingware	1.7	5.9%
Others	- 2.7	9.1%
Total	3.2	100.0%

Tokyu Hotels: The Actual Operating Ratio of Existing Hotels and the Operating Ratio



Tokyu Hotels: The Total Hotel Income of Existing Hotels and the Operating Ratio (Year on year)



VI. Details of Financial Results for the First Half of FY2013

Summary of Consolidated Financial Statements



(Billion yen)

	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	519.3	516.6	- 2.6 (- 0.5%)	Business Support: -12.4; Life Service: +0.2; Hotel and Resort: +1.7; Transportation: +1.7 Real Estate: +8.4;	516.4	+ 0.2 (+ 0.0%)
Operating Profit	33.1	36.5	+ 3.3 (+ 10.3%)	Real Estate: +5.4; Hotel and Resort: +0.6; Business Support: -0.1; Life Service: -0.2; Transportation: -1.9	31.3	+ 5.2 (+ 16.7%)
Non-operating Revenue	8.2	7.8	- 0.4 (- 5.6%)	Investment Gains from Equity Method: 2.2 (-0.4); Amortization of Negative Goodwill: 1.7 (-0.0)	5.0	+ 2.8 (+ 56.5%)
Non-operating Expenses	8.6	8.0	- 0.5 (- 6.7%)	Interest Paid: 6.7 (-0.3)	9.0	- 0.9 (- 10.5%)
Recurring Profit	32.7	36.2	+ 3.5 (+ 10.7%)		27.3	+ 8.9 (+ 32.9%)
Extraordinary Gains	2.9	8.0	+ 5.0 (+ 169.2%)	Gain on Sale of Fixed Assets: 5.9 (+5.8)	8.8	- 0.7 (- 8.7%)
Extraordinary Losses	5.6	3.3	- 2.3 (- 41.1%)	Provision for Allowance for Loss on Transfer of Business: - (-1.9)	3.0	+ 0.3 (+ 10.5%)
Income before Income Taxes and Minority Interests	30.1	41.0	+ 10.8 (+ 36.1%)		33.1	+ 7.9 (+ 23.9%)
Corporate Income Taxes	11.1	13.1	+ 1.9 (+ 17.8%)	Income Taxes: 5.1 (+0.9); Tax Adjustment: 7.9 (+1.0)	12.3	+ 0.8 (+ 6.9%)
Income before Minority Interests	18.9	27.8	+ 8.8 (+ 46.8%)		20.8	+ 7.0 (+ 34.0%)
Minority Interest in Earnings of Consolidated Subsidiaries	0.4	0.4	+ 0.0 (+ 1.2%)		0.3	+ 0.1 (+ 66.4%)
Net Income	18.4	27.3	+ 8.8 (+ 48.0%)		20.5	+ 6.8 (+ 33.5%)
Other Comprehensive Income	- 2.4	5.7	+ 8.2 (—)		-	-
Total Comprehensive Income	16.5	33.5	+ 17.0 (+ 103.6%)		-	-
Depreciation	36.6	36.0	- 0.6 (- 1.7%)	Real Estate: -0.8; Life Service: -0.2; Transportation: +0.6;	36.2	- 0.1 (- 0.5%)
Disposal Cost of Fixed Assets	1.3	1.7	+ 0.3 (+ 29.2%)		1.9	- 0.2 (- 11.2%)
Amortization of Goodwill	0.3	0.3	- 0.0 (- 10.4%)		0.2	+ 0.0 (+ 13.7%)
Tokyu EBITDA	71.4	74.6	+ 3.1 (+ 4.4%)	Real Estate: +4.7; Transportation: -1.0	69.7	+ 4.8 (+ 7.0%)

Tokyu EBITDA = Operating Profit + Depreciation + Amortization of Goodwill + Disposal Cost of Fixed Assets

Consolidated Operating Revenue and Profit



[Year-on-year comparison] Profit increased due to the progress of funds turnover-type condominium sales, a reduction in the burden of opening Shibuya Hikarie, and the opening of Musashi-kosugi Tokyu Square, although revenue decreased due to the partial closing of Tokyu Department Store's Toyoko store.

[Comparison with August] Both revenue and profit increased with the progress of funds turnover-type condominium sales, the strong performance of Musashi-kosugi Tokyu Square since its opening, the good performance of the life service business, and other factors.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Total Operating Revenue	519.3	516.6	- 2.6 (- 0.5%)		516.4	+ 0.2 (+ 0.0%)
Total Operating Profit	33.1	36.5	+ 3.3 (+ 10.3%)		31.3	+ 5.2 (+ 16.7%)
Transportation	Operating Revenue	93.5	95.2 + 1.7 (+ 1.9%)	Tokyu Corp. Railway Operations: +1.7; Tokyu Bus: +0.3	95.2	+ 0.0 (+ 0.1%)
	Operating Profit	19.3	17.3 - 1.9 (- 10.1%)	Tokyu Corp. Railway Operations: -2.2; Tokyu Bus: +0.2	17.1	+ 0.2 (+ 1.6%)
Real Estate	Operating Revenue	70.7	79.1 + 8.4 (+ 11.9%)	Tokyu Corp. Sales: +3.7; Tokyu Corp. Leasing: +3.9	78.1	+ 1.0 (+ 1.4%)
	Operating Profit	8.7	14.1 + 5.4 (+ 62.4%)	Tokyu Corp. Sales: +2.9; Tokyu Corp. Leasing: +2.5	11.3	+ 2.8 (+ 25.1%)
Life Service	Operating Revenue	258.9	259.2 + 0.2 (+ 0.1%)	Tokyu Department Store: -4.2; Tokyu Store Chain: +1.2; its communications: +1.5	256.0	+ 3.2 (+ 1.3%)
	Operating Profit	3.3	3.0 - 0.2 (- 8.6%)	Tokyu Department Store: -0.5; Tokyu Store Chain: -0.0; its communications: +0.0	1.8	+ 1.2 (+ 70.7%)
Hotel and Resort	Operating Revenue	44.4	46.1 + 1.7 (+ 3.9%)	Tokyu Hotels, etc.: +2.1	45.6	+ 0.5 (+ 1.2%)
	Operating Profit	0.5	1.1 + 0.6 (+ 115.3%)	Tokyu Hotels, etc.: +0.6	0.8	+ 0.3 (+ 46.0%)
Business Support	Operating Revenue	86.7	74.3 - 12.4 (- 14.3%)	Tokyu Agency: -0.5; Tokyu Geox: -10.2	77.0	- 2.6 (- 3.5%)
	Operating Profit	0.8	0.7 - 0.1 (- 14.3%)	Tokyu Agency: -0.3	0.3	+ 0.4 (+ 148.0%)
Elimination etc.	Operating Revenue	- 35.0	- 37.5 - 2.4		- 35.5	- 2.0
	Operating Profit	0.3	0.0 - 0.2		0.0	+ 0.0

Non-Operating and Extraordinary Gain/Loss



[Non-operating profit/expenses] Non-operating profit/expenses remained the same as the previous year, mainly because of a reduction in interest payments, despite a decline in investment gains from equity method accounting.

[Extraordinary gains/losses] Overall, extraordinary gains/losses improved because of gains on the sale of fixed assets and a decrease in extraordinary losses.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Profit	33.1	36.5	+ 3.3 (+ 10.3%)		31.3	+ 5.2 (+ 16.7%)
Non-operating Revenue	8.2	7.8	- 0.4 (- 5.6%)		5.0	+ 2.8 (+ 56.5%)
Interest and Dividend Income	0.8	0.8	+ 0.0		0.8	+ 0.0
Investment Gain from Equity Method	2.7	2.2	- 0.4	Tokyu Land Corporation: 1.5 (-0.8)	0.7	+ 1.5
Amortization of Negative Goodwill	1.7	1.7	- 0.0		1.7	+ 0.0
Others	2.9	2.9	- 0.0		1.8	+ 1.1
Non-operating Expenses	8.6	8.0	- 0.5 (- 6.7%)		9.0	- 0.9 (- 10.5%)
Interest	7.1	6.7	- 0.3		6.9	- 0.1
Others	1.5	1.3	- 0.2		2.1	- 0.7
Recurring profit	32.7	36.2	+ 3.5 (+ 10.7%)		27.3	+ 8.9 (+ 32.9%)
Extraordinary Gains	2.9	8.0	+ 5.0 (+ 169.2%)		8.8	- 0.7 (- 8.7%)
Gain on Sale of Fixed Assets	0.0	5.9	+ 5.8	Transfer of Tokyu Toranomon Building	7.8	- 1.8
Gain on Subsidies Received for Construction	1.1	0.7	- 0.3		0.0	+ 0.7
Gain on reversal of Urban Railways Improvement Reserve	0.9	0.9	+ 0.0		0.9	+ 0.0
Others	0.8	0.3	- 0.4		0.1	+ 0.2
Extraordinary Losses	5.6	3.3	- 2.3 (- 41.1%)		3.0	+ 0.3 (+ 10.5%)
Loss on Disposal of Fixed Assets	0.3	0.4	+ 0.1		0.6	- 0.1
Impairment Loss	0.1	0.1	- 0.0		0.0	+ 0.1
Loss on Reduction of Subsidies Received for Construction	0.9	0.6	- 0.3		0.1	+ 0.5
Transfer to Urban Railways Improvement Reserve	1.2	1.3	+ 0.0		1.3	+ 0.0
Others	2.8	0.7	- 2.1		1.0	- 0.2
Income before Income Taxes and Minority Interests	30.1	41.0	+ 10.8 (+ 36.1%)		33.1	+ 7.9 (+ 23.9%)

Consolidated Tokyu EBITDA



[Year-on-year comparison] Increased overall due to the progress of condominium sales, a reduction in the burden of opening Shibuya Hikarie, and the opening of Musashi-kosugi Tokyu Square, etc., despite an increase in the cost of the Company's railway operations.

[Comparison with August] Increased, partly due to a rise in the real estate business and the strong performance of Tokyu Department Store and Tokyu Store Chain's existing stores in the life service business.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Transportation	38.1	37.0	- 1.0 (- 2.8%)		36.8	+ 0.2 (+ 0.6%)
Railway Operations of the Company	35.0	33.7	- 1.2	Increase in Expenses, etc.	33.7	- 0.0
Tokyu Bus	1.8	2.0	+ 0.2		1.9	+ 0.1
Others	1.1	1.2	+ 0.0		1.0	+ 0.1
Real Estate	18.9	23.6	+ 4.7 (+ 24.8%)		21.2	+ 2.4 (+ 11.6%)
Real Estate Sales of the Company	1.2	4.1	+ 2.9	Progress of Funds Turnover-type Condominium Sales	2.5	+ 1.6
Real Estate Leasing of the Company	13.8	15.5	+ 1.7	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square	14.8	+ 0.6
Others	3.8	3.9	+ 0.0		3.8	+ 0.1
Life Service	10.4	9.9	- 0.5 (- 5.2%)		8.2	+ 1.6 (+ 19.5%)
Tokyu Department Store	3.8	2.9	- 0.8	Partial Closing of Tokyu Department Store's Toyoko store	2.3	+ 0.5
Tokyu Store Chain	1.4	1.6	+ 0.1		1.3	+ 0.3
its communications	3.1	3.1	- 0.0		2.6	+ 0.4
Others	1.9	2.1	+ 0.2		1.8	+ 0.2
Hotel and Resort	2.4	2.9	+ 0.5 (+ 20.9%)		2.7	+ 0.2 (+ 8.2%)
Tokyu Hotels, etc.	2.1	2.8	+ 0.6		2.2	+ 0.5
Others	0.2	0.1	- 0.1		0.4	- 0.3
Business Support	1.2	1.0	- 0.1 (- 13.6%)		0.7	+ 0.3 (+ 53.1%)
Tokyu Agency	0.2	- 0.0	- 0.3		0.2	- 0.3
Others	1.0	1.1	+ 0.1		0.4	+ 0.6
Elimination, etc.	0.2	- 0.0	- 0.2		0.0	- 0.0
Total	71.4	74.6	+ 3.1 (+ 4.4%)		69.7	+ 4.8 (+ 7.0%)

Tokyu EBITDA = Operating Profit + Depreciation + Amortization of Goodwill + Disposal Cost of Fixed Assets

Segment Information (1) Transportation



[Year-on-year comparison] Profit decreased, partly due to an increase in expenses, depreciation, power, and other costs, although revenue rose due to an increase in the number of passengers carried as a result of mutual direct train service operations in the Company's railway business.

[Comparison with August] Remained almost the same as estimates, despite a reduction in the number of non-commuter passengers carried in the Company's railway business due to large typhoons and bad weather.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	93.5	95.2	+ 1.7 (+ 1.9%)	Passengers carried: +1.7% (Non-commuter: +1.1%; Commuter: +2.1%) □ Passenger revenue: +1.7% (Non-commuter: +1.5%; Commuter: +1.9%)	95.2	+ 0.0 (+ 0.1%)
Railway Operations of the Company	73.9	75.7	+ 1.7 (+ 2.4%)	Passenger revenue: 66.8 (+1.1)	75.8	- 0.1 (- 0.2%)
Tokyu Bus	13.5	13.8	+ 0.3 (+ 2.3%)	Passengers carried: +2.2%; Passenger revenue: +2.4%	13.6	+ 0.1 (+ 1.0%)
Others	6.0	5.7	- 0.3 (- 5.3%)		5.6	+ 0.0 (+ 1.2%)
Operating Profit	19.3	17.3	- 1.9 (- 10.1%)		17.1	+ 0.2 (+ 1.6%)
Railway Operations of the Company	17.7	15.5	- 2.2 (- 12.4%)	[Operating Expense] Expenses: 11.8 (+1.2); Depreciation: 16.7 (+0.6); Power costs: 3.5 (+0.3)	15.5	- 0.0 (- 0.1%)
Tokyu Bus	1.1	1.3	+ 0.2 (+ 19.0%)		1.1	+ 0.1 (+ 13.6%)
Others	0.4	0.5	+ 0.0 (+ 10.2%)		0.3	+ 0.1 (+ 34.9%)
Amortization of Goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

Segment Information (2) Real Estate



[Year-on-year comparison] Both revenue and profit increased due to the progress of condominium sales in the Company's real estate sales business, the reduced burden from opening Shibuya Hikarie, and the opening of Musashi-kosugi Tokyu Square, etc. in the Company's real estate leasing business.

[Comparison with August] Both revenue and profit increased due to strong sales of funds turnover-type condominiums, such as the CROSS AIR TOWER, in the Company's real estate sales business.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	70.7	79.1	+ 8.4 (+ 11.9%)		78.1	+ 1.0 (+ 1.4%)
Real Estate Sales of the Company	11.2	14.9	+ 3.7 (+ 33.6%)	[Sales] Company-owned Land: 4.4 (-3.6); Funds Turnover-type: 10.3 (+7.5)	14.7	+ 0.2 (+ 1.6%)
Real Estate Leasing of the Company	29.3	33.3	+ 3.9 (+ 13.3%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	32.3	+ 0.9 (+ 2.8%)
Others	30.1	30.9	+ 0.7 (+ 2.6%)		30.9	- 0.0 (- 0.2%)
Operating Profit	8.7	14.1	+ 5.4 (+ 62.4%)	□ [Sales margin] Company-owned Land: 2.9 (-0.8); Funds Turnover-type: 1.8 (+2.1)	11.3	+ 2.8 (+ 25.1%)
Real Estate Sales of the Company	1.0	3.9	+ 2.9 (+ 280.2%)	An increase in sales of condominiums (CROSS AIR TOWER, etc.)	2.2	+ 1.7 (+ 78.4%)
Real Estate Leasing of the Company	5.2	7.7	+ 2.5 (+ 48.1%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	6.8	+ 0.8 (+ 13.0%)
Others	2.4	2.4	- 0.0 (- 0.1%)		2.2	+ 0.2 (+ 9.0%)
Amortization of Goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

Segment Information (3) Life Service



[Year-on-year comparison] Operating profit remained the same as the previous year. The decrease in profit was limited because of the strong performance of Tokyu Department Store's existing stores, offsetting the effects of the partial closing of Tokyu Department Store's Toyoko store. On the other hand, an increase in revenue due to the strong performance of Tokyu Store Chain's existing stores was mostly offset by an increase in costs for store closings.

[Comparison with August] Profit rose due to the strong performance of Tokyu Department Store's existing stores. Revenue and profit from ITS COM increased due to a rise in the number of users. Revenue and profit for the entire life service business increased.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of	Change (Rate of Change)
Operating Revenue	258.9	259.2	+ 0.2 (+ 0.1%)		256.0	+ 3.2 (+ 1.3%)
Tokyu Department Store	118.9	114.7	- 4.2 (- 3.5%)	A decline attributed to the closure of East Building of Tokyu Toyoko Dept.Store Rate of Change in Revenue: -6.7% (Existing Stores)	115.1	- 0.4 (- 0.4%)
Tokyu Store Chain	102.5	103.8	+ 1.2 (+ 1.2%)	Rate of Change in Revenue: All Stores: +1.2%; Existing Stores: +3.2%	101.0	+ 2.7 (+ 2.7%)
its communications	10.0	11.5	+ 1.5 (+ 15.4%)		11.3	+ 0.2 (+ 2.2%)
Others	27.4	29.1	+ 1.6 (+ 6.1%)		28.4	+ 0.6 (+ 2.4%)
Operating profit	3.3	3.0	- 0.2 (- 8.6%)		1.8	+ 1.2 (+ 70.7%)
Tokyu Department Store	0.6	0.1	- 0.5 (- 82.1%)	A decline attributed to the closure of East Building of Tokyu Toyoko Dept.Store was narrowed by existing stores.	- 0.3	+ 0.4 (—)
Tokyu Store Chain	0.2	0.2	- 0.0 (- 5.5%)		0.1	+ 0.0 (+ 14.9%)
its communications	1.3	1.3	+ 0.0 (+ 2.9%)		0.8	+ 0.5 (+ 58.9%)
Others	1.4	1.6	+ 0.2 (+ 13.9%)		1.3	+ 0.3 (+ 23.6%)
Amortization of Goodwill	- 0.3	- 0.3	+ 0.0		- 0.2	- 0.0

Segment Information (4) Hotel and Resort



[Year-on-year comparison] Both revenue and profit increased due to an improvement in the guest room/food and beverage section as the result of an improved operating ratio and average daily rates.

[Comparison with August] Both revenue and profit increased, mainly because of the strong performance of the guest room section from maintaining a high operating ratio and raising the average daily rates.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	44.4	46.1	+ 1.7 (+ 3.9%)		45.6	+ 0.5 (+ 1.2%)
Tokyu Hotels, etc. (*)	35.4	37.6	+ 2.1 (+ 6.0%)	Occupancy Ratio: 85.0% (year on year: +2.3 points)	37.2	+ 0.3 (+ 1.0%)
Others	8.9	8.5	- 0.4 (- 4.6%)		8.3	+ 0.1 (+ 2.3%)
Operating Profit	0.5	1.1	+ 0.6 (+ 115.3%)		0.8	+ 0.3 (+ 46.0%)
Tokyu Hotels, etc. (*)	0.8	1.4	+ 0.6 (+ 78.0%)		0.9	+ 0.5 (+ 53.8%)
Others	- 0.2	- 0.3	+ 0.0 (—)		- 0.1	- 0.1 (—)
Amortization of Goodwill	- 0.0	- 0.0	+ 0.0		0.0	- 0.0

* "Tokyu Hotels, etc." includes not only Tokyu Hotels Co., Ltd. but also Tokyu Corp., GK New Perspective One and T.H. Properties, Inc. that have held assets.

[Year-on-year comparison] Both revenue and profit decreased as a result of an increase in the number of orders received by Tokyu Geox for the previous year, and partly due to a decrease in the number of orders received by the Tokyu Agency as certain advertisers reviewed their advertising contracts.

[Comparison with August] Profit increased due to the profits accumulated by other subsidiaries, although the Tokyu Agency earned less revenue due to a review of advertising contracts by some advertisers and a close examination of the time for execution.

(Billion yen)						
	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	86.7	74.3	- 12.4 (- 14.3%)		77.0	- 2.6 (- 3.5%)
Tokyu Agency	47.4	46.8	- 0.5 (- 1.2%)	Mass Media: -2.1; Traffic Advertisement: -0.1; Sales Promotion: +2.1; Others: -0.9	48.9	- 2.0 (- 4.1%)
Others	39.3	27.4	- 11.8 (- 30.2%)	Tokyu Geox: -10.2	28.0	- 0.6 (- 2.3%)
Operating Profit	0.8	0.7	- 0.1 (- 14.3%)		0.3	+ 0.4 (+ 148.0%)
Tokyu Agency	0.2	- 0.0	- 0.3 (—)		0.2	- 0.3 (—)
Others	0.6	0.8	+ 0.1 (+ 22.2%)		0.0	+ 0.7 (—)
Amortization of Goodwill	- 0.0	- 0.0	+ 0.0		0.0	- 0.0

Balance Sheets



[Total assets] Total assets increased due to the acquisition of land for Shibuya Hikarie and land and buildings for lot sales.

[Net assets] Net assets increased by 6.0%, to 529.4 billion yen, due to a steady rise in retained earnings.

[Financial soundness] The D/E ratio was 2.0, improving from the end of the previous year. The equity ratio was 25.2%, up 1.0 point.

(Billion yen)

	FY2012 Results	FY2013 1st Half	Change (Rate of Change)	Remarks
Total Assets	1,964.4	1,999.2	+ 34.7 (+ 1.8%)	
Current Assets	253.4	264.0	+ 10.6 (+ 4.2%)	Land and Buildings for Lot Sales: +16.9
Fixed Assets	1,711.0	1,735.1	+ 24.1 (+ 1.4%)	Acquisition of Land for Shibuya Hikarie
Total Liabilities	1,464.9	1,469.7	+ 4.8 (+ 0.3%)	
Current Liabilities	485.9	560.8	+ 74.8 (+ 15.4%)	Interest-bearing Debt: +68.1
Fixed Liabilities	954.9	884.5	- 70.4 (- 7.4%)	Interest-bearing Debt: -67.3
Reserves under Special Law	23.9	24.3	+ 0.3 (+ 1.5%)	
Total Net Assets	499.5	529.4	+ 29.9 (+ 6.0%)	Equity Capital: +23.3; Other Cumulative Comprehensive Income: +4.1; Minority Interest: +2.4
Equity	476.1	503.6	+ 27.4 (+ 5.8%)	Net income: +27.3; Dividends: -4.4
Interest-bearing Debt at End of Period	999.5	1,000.3	+ 0.8 (+ 0.1%)	
Equity Ratio	24.2%	25.2%	+ 1.0P	
D/E Ratio (Times)	2.1	2.0	- 0.1	

Statements of Cash Flow

With respect to cash flow from operating activities, expenses decreased and income increased in reaction to the expenses for the sale of houses and lots in Vietnam in the previous year.

With respect to cash flow from investing activities, expenses increased and income decreased due to a business transfer by Tokyu Car Corporation and the acquisition of land for Shibuya Hikarie.

As a result, free cash flow decreased by 0.6 billion yen, while interest-bearing debt increased by 0.8 billion yen.

(Billion yen)

	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks
CF from Operating Activities	42.2	70.2	+ 27.9	Reactionary Increase from Expense on Sales of House and Lot in Vietnam
CF from Investing Activities	- 34.3	- 63.0	- 28.6	
Capital Expenditure	- 62.8	- 80.2	- 17.3	Acquisition of Land for Shibuya Hikarie
Acquisition of Securities	- 0.1	- 1.1	- 0.9	
Subsidies Received for Construction	3.2	2.0	- 1.2	
Gain on Sale of Assets	23.3	16.1	- 7.1	[FY2012] Transfer of Tokyu Car Corporation [FY2013] Transfer of Tokyu Toranomon Building
CF from Financial Activities	- 19.4	- 4.5	+ 14.8	
Interest-bearing Debt Net Increase/Decrease	- 25.3	0.6	+ 26.0	
Dividend Payment	- 4.3	- 4.4	- 0.0	
Free Cash Flow	7.8	7.1	- 0.6	
Interest-bearing Debt at End of Period	—	1,000.3	—	[FY2012] 999.5 (+0.8)

Capital Expenditure



Increased by 11.8 billion yen overall due to the acquisition of land for Shibuya Hikarie and reconstruction work for Tokyu Department Store's Toyoko store, offsetting a decrease in reaction to the completion of Shibuya Hikarie in the previous year.

(Billion yen)

	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks
Total Capital Expenditure	62.7	74.5	+ 11.8 (+ 18.9%)	
Transportation	13.1	17.0	+ 3.8 (+ 29.2%)	Tokyu Corp. Railway Operations: +4.3
Real Estate	35.3	41.0	+ 5.7 (+ 16.2%)	Tokyu Corp. Leasing: +13.0; Becamex Tokyu: -13.3
Life Service	9.2	14.0	+ 4.8 (+ 52.3%)	Tokyu Department Store: +4.7
Hotel and Resort	2.1	1.8	- 0.2 (- 13.5%)	Tokyu Hotels, etc.: -0.3
Business Support	1.2	0.3	- 0.8 (- 68.3%)	
Headquarters	1.7	0.7	- 0.9	
Elimination	- 0.1	- 0.6	- 0.4	
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	31.1	21.3	- 9.7 (- 31.3%)	Funds Turnover-type: -3.1; Company-owned Land: -6.9

* Capital expenditures are amounts stated in segment information (capital expenditures made) and might be different from figures in the statements of cash flow, which consider accounts payable at the end of the fiscal year.

Depreciation, Disposal Cost of Fixed Assets



(Billion yen)

	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks
Total Depreciation and Amortization	36.6	36.0	- 0.6 (- 1.7%)	
Transportation	17.6	18.2	+ 0.6 (+ 3.4%)	Tokyu Corp. Railway Operations: +0.6
Real Estate	10.1	9.2	- 0.8 (- 8.2%)	Tokyu Corp. Leasing: -0.8
Life Service	6.7	6.5	- 0.2 (- 4.1%)	Tokyu Department Store: -0.3
Hotel and Resort	1.8	1.7	- 0.1 (- 5.6%)	
Business Support	0.3	0.3	- 0.0 (- 4.0%)	

(Billion yen)

	FY2012 1st Half	FY2013 1st Half	Change (Rate of Change)	Remarks
Total Disposal Cost of Fixed Assets	1.3	1.7	+ 0.3 (+ 29.2%)	
Transportation	1.1	1.4	+ 0.2 (+ 23.6%)	
Real Estate	0.1	0.2	+ 0.1 (+ 72.4%)	
Life Service	0.0	0.0	+ 0.0 (—)	
Hotel and Resort	0.0	0.0	- 0.0 (- 74.5%)	
Business Support	0.0	0.0	+ 0.0 (—)	

V. Details of Financial Forecasts for FY2013

(Billion yen)

	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	1,068.0	1,085.2	+ 17.1 (+ 1.6%)	Real Estate: +29.7; Transportation: +3.9; Hotel and Resort: +2.5; Life Service: -6.8; Business Support: -10.6	1,085.2	+ 0.0 (+ 0.0%)
Operating Profit	55.7	60.0	+ 4.2 (+ 7.6%)	Real Estate: +3.4; Transportation: +1.9; Hotel and Resort: +0.0; Business Support: -0.1 Life Service: -0.8	58.0	+ 2.0 (+ 3.4%)
Non-operating Revenue	17.6	13.5	- 4.1 (- 23.4%)	Investment Gains from Equity Method: 4.3 (-0.9); Amortization of Negative Goodwill: 3.4 (-0.0)	13.2	+ 0.3 (+ 2.3%)
Non-operating Expenses	17.0	16.5	- 0.5 (- 3.4%)	Interest Paid: 13.3 (-0.6)	17.2	- 0.7 (- 4.1%)
Recurring Profit	56.2	57.0	+ 0.7 (+ 1.3%)		54.0	+ 3.0 (+ 5.6%)
Extraordinary Gains	13.2	30.0	+ 16.7 (+ 126.0%)	Gain on Subsidies for Construction: 13.1 (+4.4) Gain on Sale of Fixed Assets: 6.0 (+5.1)	22.7	+ 7.3 (+ 32.2%)
Extraordinary Losses	20.3	16.0	- 4.3 (- 21.5%)	Impairment Loss: 0.1 (-5.5); Loss on Reduction of Subsidies Received for Construction: 9.4 (+1.9)	13.8	+ 2.2 (+ 15.9%)
Income before Income Taxes and Minority Interests	49.1	71.0	+ 21.8 (+ 44.4%)		62.9	+ 8.1 (+ 12.9%)
Corporate Income Taxes	4.8	20.3	+ 15.4 (+ 318.9%)	Income Taxes: 9.2 (+4.0); Tax Adjustment: 11.1 (+11.3)	19.7	+ 0.6 (+ 3.0%)
Income before Minority Interests	44.3	50.7	+ 6.3 (+ 14.3%)		43.2	+ 7.5 (+ 17.4%)
Minority Interest in Earnings of Consolidated Subsidiaries	1.2	0.7	- 0.5 (- 44.6%)		0.7	+ 0.0 (+ 0.0%)
Net Income	43.0	50.0	+ 6.9 (+ 16.1%)		42.5	+ 7.5 (+ 17.6%)
Depreciation	74.9	73.8	- 1.1 (- 1.5%)	Real Estate: -1.8; Life Service: -0.9; Transportation: +1.4	74.7	- 0.9 (- 1.2%)
Disposal Cost of Fixed Assets	18.2	12.7	- 5.5 (- 30.4%)	Transportation: -5.9; Real Estate: +0.3	13.2	- 0.5 (- 3.8%)
Amortization of Goodwill	0.7	0.6	- 0.1 (- 16.3%)		0.6	+ 0.0 (+ 0.0%)
Tokyu EBITDA	149.6	147.1	- 2.5 (- 1.7%)	Transportation: -2.6; Life Service: -1.8; Real Estate: +1.9	146.5	+ 0.6 (+ 0.4%)

Tokyu EBITDA = Operating Profit + Depreciation + Amortization of Goodwill + Disposal Cost of Fixed Assets

Consolidated Operating Revenue and Profit



[Year-on-year comparison] Revenue increased due to the progress of condominium sales, etc., which offset the effects of the partial closing of Tokyu Department Store's Toyoko store. Profit increased due to the reduced burden from opening Shibuya Hikarie, opening of Musashi-kosugi Tokyu Square, and the effects of mutual direct train service operations in the Company's railway business.

[Comparison with August] Profit increased, mainly due to the progress of condominium sales.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Total Operating Revenue	1,068.0	1,085.2	+ 17.1 (+ 1.6%)		1,085.2	+ 0.0 (+ 0.0%)
Total Operating Profit	55.7	60.0	+ 4.2 (+ 7.6%)		58.0	+ 2.0 (+ 3.4%)
Transportation	Operating Revenue	187.2	+ 3.9 (+ 2.1%)	Tokyu Corp. Railway Operations: +3.8	189.8	+ 1.4 (+ 0.7%)
	Operating Profit	18.0	+ 1.9 (+ 10.8%)	Tokyu Corp. Railway Operations: +2.4	19.7	+ 0.3 (+ 1.5%)
Real Estate	Operating Revenue	163.6	+ 29.7 (+ 18.1%)	Tokyu Corp. Sales: +25.7; Tokyu Corp. Leasing: +5.0	195.1	- 1.7 (- 0.9%)
	Operating Profit	26.8	+ 3.4 (+ 13.0%)	Tokyu Corp. Sales: -0.1; Tokyu Corp. Leasing: +4.4	29.2	+ 1.1 (+ 3.8%)
Life Service	Operating Revenue	527.6	- 6.8 (- 1.3%)	Tokyu Department Store: -11.1; Tokyu Store Chain: -0.0; its communications: +2.3	515.5	+ 5.3 (+ 1.0%)
	Operating Profit	5.9	- 0.8 (- 14.6%)	Tokyu Department Store: -1.4; Tokyu Store Chain: +0.3; its communications: +0.5	4.5	+ 0.6 (+ 13.3%)
Hotel and Resort	Operating Revenue	89.6	+ 2.5 (+ 2.9%)	Tokyu Hotels, etc.: +2.9	91.9	+ 0.3 (+ 0.3%)
	Operating Profit	1.4	+ 0.0 (+ 4.1%)	Tokyu Hotels, etc.: +0.2	1.5	+ 0.0 (+ 0.0%)
Business Support	Operating Revenue	175.6	- 10.6 (- 6.1%)	Tokyu Agency: +6.9; Tokyu Geox: -14.7	169.7	- 4.7 (- 2.8%)
	Operating Profit	3.0	- 0.1 (- 5.0%)	Tokyu Agency: +0.2	2.9	+ 0.0 (+ 0.0%)
Elimination etc.	Operating Revenue	- 75.8	- 1.5		- 76.8	- 0.6
	Operating Profit	0.4	- 0.2		0.2	+ 0.0

[Year-on-year comparison] Extraordinary gains increased, including gains on the sale of fixed assets, despite a decline in investment gains from equity method accounting.

[Comparison with August] Non-operating profit/expenses were the same as estimates. Extraordinary gains increased due to gains on the change in shareholders' equity after a reorganization in which Tokyu Land Corporation became the holding company.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Profit	55.7	60.0	+ 4.2 (+ 7.6%)		58.0	+ 2.0 (+ 3.4%)
Non-operating Revenue	17.6	13.5	- 4.1 (- 23.4%)		13.2	+ 0.3 (+ 2.3%)
Interest and Dividend Income	2.1	1.6	- 0.5		1.5	+ 0.1
Investment Gain from Equity Method	5.2	4.3	- 0.9		4.6	- 0.3
Amortization of Negative Goodwill	3.4	3.4	- 0.0		3.4	+ 0.0
Others	6.8	4.2	- 2.6		3.7	+ 0.5
Non-operating Expenses	17.0	16.5	- 0.5 (- 3.4%)		17.2	- 0.7 (- 4.1%)
Interest	13.9	13.3	- 0.6		14.0	- 0.7
Others	3.1	3.2	+ 0.0		3.2	+ 0.0
Recurring profit	56.2	57.0	+ 0.7 (+ 1.3%)		54.0	+ 3.0 (+ 5.6%)
Extraordinary Gains	13.2	30.0	+ 16.7 (+ 126.0%)		22.7	+ 7.3 (+ 32.2%)
Gain on Sale of Fixed Assets	0.8	6.0	+ 5.1	Transfer of Tokyu Toranomon Building	7.8	- 1.8
Gain on Subsidies Received for Construction	8.6	13.1	+ 4.4		12.5	+ 0.6
Gain on reversal of Urban Railways Improvement Reserve	1.8	1.9	+ 0.0		1.9	+ 0.0
Others	1.9	9.0	+ 7.0	Gains on the change in shareholders' equity after a reorganization in which Tokyu Land Corporation became the holding company: 7.4	0.5	+ 8.5
Extraordinary Losses	20.3	16.0	- 4.3 (- 21.5%)		13.8	+ 2.2 (+ 15.9%)
Loss on Disposal of Fixed Assets	1.1	0.7	- 0.4		0.8	- 0.1
Impairment Loss	5.6	0.1	- 5.5		0.0	+ 0.1
Loss on Reduction of Subsidies Received for Construction	7.4	9.4	+ 1.9		8.1	+ 1.3
Transfer to Urban Railways Improvement Reserve	2.5	2.7	+ 0.1		2.6	+ 0.1
Others	3.5	3.1	- 0.4		2.3	+ 0.8
Income before Income Taxes and Minority Interests	49.1	71.0	+ 21.8 (+ 44.4%)		62.9	+ 8.1 (+ 12.9%)

Consolidated Tokyu EBITDA



[Year-on-year comparison] A limited decrease due to the contribution of the Company's real estate leasing business, offsetting the effects of the partial closing of Tokyu Department Store's Toyoko store, etc.

[Comparison with August] Remained the same as estimates for August overall, despite the progress of condominium sales, etc.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Transportation	71.7	69.1	- 2.6 (- 3.7%)		69.6	- 0.5 (- 0.7%)
Railway Operations of the Company	65.8	63.8	- 2.0	Increase in Expenses, etc.	64.1	- 0.2
Tokyu Bus	3.1	3.1	- 0.0		3.2	- 0.1
Others	2.6	2.1	- 0.5		2.2	+ 0.0
Real Estate	47.9	49.8	+ 1.9 (+ 4.2%)		49.4	+ 0.4 (+ 1.0%)
Real Estate Sales of the Company	10.4	10.5	+ 0.0	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square	9.3	+ 1.1
Real Estate Leasing of the Company	29.3	32.0	+ 2.6		32.4	- 0.4
Others	8.0	7.3	- 0.7		7.5	- 0.1
Life Service	20.6	18.7	- 1.9 (- 9.3%)		18.0	+ 0.7 (+ 4.1%)
Tokyu Department Store	8.2	5.8	- 2.3	Partial Closing of Tokyu Department Store's Toyoko store	5.5	+ 0.2
Tokyu Store Chain	3.3	3.4	+ 0.1		3.1	+ 0.3
its communications	5.6	6.3	+ 0.6		6.0	+ 0.3
Others	3.3	3.0	- 0.3		3.2	- 0.2
Hotel and Resort	5.1	5.4	+ 0.2 (+ 4.0%)		5.4	- 0.0 (- 1.8%)
Tokyu Hotels, etc.	4.6	4.8	+ 0.1		4.5	+ 0.2
Others	0.5	0.5	+ 0.0		0.9	- 0.3
Business Support	3.8	3.7	- 0.1 (- 4.7%)		3.7	- 0.0 (- 2.6%)
Tokyu Agency	0.4	0.7	+ 0.2		1.0	- 0.3
Others	3.4	2.9	- 0.4		2.7	+ 0.2
Elimination, etc.	0.2	0.2	- 0.0		0.2	+ 0.0
Total	149.6	147.1	- 2.4 (- 1.7%)		146.4	+ 0.7 (+ 0.4%)

Tokyu EBITDA = Operating Profit + Depreciation + Amortization of Goodwill + Disposal Cost of Fixed Assets

Segment Information (1) Transportation



[Year-on-year comparison] Both revenue and profit rose due to increased revenue as a result of mutual direct train service operations and a decline in the disposal cost of fixed assets, offsetting increased depreciation costs, etc.

[Comparison with August] Both revenue and profit increased due to an expected increase in the number of passengers carried and passenger revenue, offsetting increased power costs, etc.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	187.2	191.2	+ 3.9 (+ 2.1%)	Passengers carried: +2.2% (Non-commuter: +1.7%; Commuter: +2.5%) □ Passenger revenue: +2.1% (Non-commuter: +1.9%; Commuter: +2.4%)	189.8	+ 1.4 (+ 0.7%)
Railway Operations of the Company	148.1	151.9	+ 3.8 (+ 2.6%)	Passenger revenue: 133.7 (+2.7)	151.0	+ 0.8 (+ 0.6%)
Tokyu Bus	26.7	27.1	+ 0.4 (+ 1.6%)		26.8	+ 0.3 (+ 1.2%)
Others	12.3	12.0	- 0.3 (- 2.7%)		11.8	+ 0.1 (+ 1.6%)
Operating profit	18.0	20.0	+ 1.9 (+ 10.8%)		19.7	+ 0.3 (+ 1.5%)
Railway Operations of the Company	15.4	17.9	+ 2.4 (+ 16.2%)	[Operating Expense] Expenses: 33.5 (-3.1); Depreciation: 34.3 (+1.4)	17.4	+ 0.4 (+ 2.6%)
Tokyu Bus	1.4	1.3	- 0.1 (- 8.7%)		1.4	- 0.1 (- 8.3%)
Others	1.1	0.7	- 0.4 (- 36.5%)		0.7	- 0.0 (- 4.5%)
Amortization of Goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

Segment Information (2) Real Estate



[Year-on-year comparison] Revenue increased due to sales of large-scale condominiums. Profit increased due to the contribution of Shibuya Hikarie and Musashi-kosugi Tokyu Square.

[Comparison with August] Profit increased, mainly due to expanded condominium sales, although revenue decreased, partly due to a decline in sales of Company-owned land.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	163.6	193.4	+ 29.7 (+ 18.1%)		195.1	- 1.7 (- 0.9%)
Real Estate Sales of the Company	39.4	65.1	+ 25.7 (+ 65.2%)	[Sales] Company-owned Land: 36.8 (+16.1); Funds Turnover-type: 27.5 (+9.0)	66.1	- 0.9 (- 1.5%)
Real Estate Leasing of the Company	60.7	65.8	+ 5.0 (+ 8.4%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	65.8	- 0.0 (- 0.0%)
Others	63.5	62.4	- 1.0 (- 1.7%)		63.1	- 0.7 (- 1.1%)
Operating Profit	26.8	30.3	+ 3.4 (+ 13.0%)	□ [Sales margin] Company-owned Land: 11.6 (+0.4); Funds Turnover-type: 6.6 (+1.6)	29.2	+ 1.1 (+ 3.8%)
Real Estate Sales of the Company	9.9	9.7	- 0.1 (- 1.5%)		8.6	+ 1.0 (+ 12.5%)
Real Estate Leasing of the Company	11.7	16.2	+ 4.4 (+ 38.0%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	16.1	+ 0.0 (+ 0.5%)
Others	5.0	4.2	- 0.8 (- 16.4%)		4.3	- 0.0 (- 1.5%)
Amortization of Goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

Segment Information (3) Life Service



[Year-on-year comparison] Revenue decreased due to the partial closing of Tokyu Department Store's Toyoko store. The decrease in profit was limited due to the contribution of Tokyu Store Chain's existing stores and ITS COM.

[Comparison with August] Revenue increased due to the strong performance of Tokyu Store Chain. Profit increased due to cost cutting by Tokyu Department Store and the acquisition of new customers by ITS COM.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	527.6	520.8	- 6.8 (- 1.3%)		515.5	+ 5.3 (+ 1.0%)
Tokyu Department Store	245.7	234.6	- 11.1 (- 4.5%)	A decline attributed to the closure of East Building of Tokyu Toyoko Dept.Store Rate of Change in Revenue: -6.5% (Existing Stores)	235.9	- 1.2 (- 0.5%)
Tokyu Store Chain	206.6	206.6	- 0.0 (- 0.0%)	Rate of Change in Revenue: All Stores: -0.2%; Existing Stores: +1.9%	201.0	+ 5.5 (+ 2.8%)
its communications	20.9	23.2	+ 2.3 (+ 11.0%)		22.8	+ 0.3 (+ 1.7%)
Others	54.2	56.2	+ 1.9 (+ 3.6%)		55.6	+ 0.6 (+ 1.1%)
Operating Profit	5.9	5.1	- 0.8 (- 14.6%)		4.5	+ 0.6 (+ 13.3%)
Tokyu Department Store	1.7	0.2	- 1.4 (- 84.1%)	A decline attributed to the closure of East Building of Tokyu Toyoko Dept.Store was narrowed by existing stores.	- 0.1	+ 0.4 (—)
Tokyu Store Chain	0.5	0.8	+ 0.3 (+ 61.6%)		0.7	+ 0.0 (+ 3.2%)
its communications	2.0	2.6	+ 0.5 (+ 27.5%)		2.3	+ 0.3 (+ 13.0%)
Others	2.2	1.9	- 0.3 (- 14.1%)		2.1	- 0.1 (- 8.1%)
Amortization of goodwill	- 0.6	- 0.5	+ 0.0		- 0.5	+ 0.0

[Year-on-year comparison] Both revenue and profit is expected to increase due to the improved operating ratio and average daily rates, despite increased repair costs.

[Comparison with August] Both revenue and profit increased due to the continually high operating ratio and an improvement in the average daily rates, despite increased costs for guest room renewal, etc.

(Billion yen)

	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating revenue	89.6	92.2	+ 2.5 (+ 2.9%)		91.9	+ 0.3 (+ 0.3%)
Tokyu Hotels, etc. (*)	72.3	75.2	+ 2.9 (+ 4.0%)	Occupancy Ratio: 83.6% (year on year: +1.2 points)	75.1	+ 0.1 (+ 0.2%)
Others	17.2	16.9	- 0.3 (- 1.9%)		16.7	+ 0.1 (+ 1.0%)
Operating profit	1.4	1.5	+ 0.0 (+ 4.1%)		1.5	+ 0.0 (+ 0.0%)
Tokyu Hotels, etc. (*)	1.8	2.1	+ 0.2 (+ 11.9%)		1.7	+ 0.3 (+ 19.6%)
Others	- 0.4	- 0.6	- 0.1 (-)		- 0.2	- 0.3 (-)
Amortization of goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

* "Tokyu Hotels, etc." includes not only Tokyu Hotels Co., Ltd. but also Tokyu Corp., GK New Perspective One and T.H. Properties, Inc. that have held assets.

[Year-on-year comparison] Revenue decreased, partly due to decreased orders of Tokyu Geox. Operating profit remained the same as the previous year.

[Comparison with August] Revenue decreased, partly due to Tokyu Agency advertisers' review of their advertising contracts. Operating profit was the same as estimates.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Operating revenue	175.6	165.0	- 10.6 (- 6.1%)		169.7	- 4.7 (- 2.8%)
Tokyu Agency	93.5	100.5	+ 6.9 (+ 7.4%)		103.9	- 3.4 (- 3.3%)
Others	82.0	64.4	- 17.6 (- 21.5%)	Tokyu Geox: -14.7	65.7	- 1.2 (- 1.9%)
Operating profit	3.0	2.9	- 0.1 (- 5.0%)		2.9	+ 0.0 (+ 0.0%)
Tokyu Agency	0.4	0.7	+ 0.2 (+ 70.0%)		1.0	- 0.3 (- 30.0%)
Others	2.7	2.2	- 0.5 (- 19.1%)		1.9	+ 0.3 (+ 15.8%)
Amortization of goodwill	0.0	0.0	+ 0.0		0.0	+ 0.0

Statements of Cash Flow



[Year-on-year comparison] In terms of operating activities, expenses fell and gains rose, mainly in reaction to expenses for the sale of houses and lots in Vietnam. In terms of investing activities, expenses rose and gains fell, partly due to an increase in capital expenditures by such as the acquisition of land for Hikarie. As a result, free cash flow is expected to decrease by 35.2 billion yen and interest-bearing debt is expected to increase by 13.9 billion yen.

[Comparison with August] Same as estimates for August, as gains are expected to increase in cash flow from operating activities, although expenses rose in cash flow from investing activities.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
CF from Operating Activities	122.5	130.7	+ 8.2	Reactionary Increase from Expense on Sales of House and Lot in Vietnam	127.8	+ 2.9
CF from Investing Activities	- 90.7	- 134.2	- 43.4		- 131.2	- 2.9
Capital Expenditure	- 121.8	- 158.6	- 36.7	Acquisition of land for Shibuya Hikarie	- 154.0	- 4.6
Subsidies Received for Construction	25.4	18.0	- 7.4		18.1	- 0.1
Gain on Sale of Assets	7.8	7.5	- 0.3	[FY2012] Transfer of Tokyu Car Corporation [FY2013] Transfer of Tokyu Toranomon Building	5.7	+ 1.8
CF from Financial Activities	- 37.9	3.4	+ 41.4		3.4	+ 0.0
Interest-bearing Debt Net Increase/Decrease	- 36.6	13.9	+ 50.5		13.9	+ 0.0
Dividend Payment	- 8.7	- 8.8	- 0.0		- 8.8	+ 0.0
Free Cash Flow	31.8	- 3.4	- 35.2		- 3.4	+ 0.0
Interest-bearing Debt at End of Period	999.5	1,013.5	+ 13.9		1,012.5	+ 1.0

Capital Expenditure



[Year-on-year comparison] Increased overall by 30.9 billion yen, mainly due to the acquisition of land for Shibuya Hikarie and reconstruction work for Tokyu Department Store's Toyoko store.

[Comparison with August] Increased overall by 5.8 billion yen, partly due to the acquisition of SBS.

(Billion yen)						
	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Total Capital Expenditure	128.7	159.7	+ 30.9 (+ 24.1%)		153.9	+ 5.8 (+ 3.8%)
Transportation	51.8	58.4	+ 6.5 (+ 12.7%)	Tokyu Corp. Railway Operations: +6.0	59.6	- 1.2 (- 2.0%)
Real Estate	52.0	74.9	+ 22.8 (+ 43.8%)	Tokyu Corp. Leasing: +20.7; Becamex Tokyu: -12.6	68.3	+ 6.6 (+ 9.7%)
Life Service	16.5	19.0	+ 2.4 (+ 14.9%)	Tokyu Department Store: +2.8; Tokyu Store Chain: -0.8	18.4	+ 0.6 (+ 3.3%)
Hotel and Resort	4.0	5.4	+ 1.3 (+ 32.8%)	Tokyu Hotels, etc.: +0.5	5.6	- 0.2 (- 3.6%)
Business Support	1.4	0.5	- 0.9 (- 66.3%)		0.7	- 0.2 (- 28.6%)
Headquarters	3.3	3.0	- 0.3		2.8	+ 0.2
Elimination	- 0.6	- 1.5	- 0.8		- 1.5	+ 0.0
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	41.8	48.3	+ 6.4 (+ 15.4%)	Funds Turnover-type: +11.9; Company-owned Land: +10.2; Becamex Tokyu: -15.5	46.8	+ 1.5 (+ 3.2%)

* Capital expenditures are amounts stated in segment information (capital expenditures made) and might be different from figures in the statements of cash flow, which consider accounts payable at the end of the fiscal year.

Depreciation, Disposal Cost of Fixed Assets



(Billion yen)

	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Total Depreciation and Amortization	74.9	73.8	- 1.1 (- 1.5%)		74.7	- 0.9 (- 1.2%)
Transportation	36.1	37.6	+ 1.4 (+ 3.9%)	Tokyu Corp. Railway Operations: +1.4	38.0	- 0.4 (- 1.1%)
Real Estate	20.4	18.6	- 1.8 (- 8.9%)	Tokyu Corp. Leasing: -1.9	19.1	- 0.5 (- 2.6%)
Life Service	14.0	13.1	- 0.9 (- 6.7%)	Tokyu Department Store: -0.9	12.9	+ 0.2 (+ 1.6%)
Hotel and Resort	3.7	3.7	- 0.0 (- 0.1%)		3.8	- 0.1 (- 2.6%)
Business Support	0.7	0.8	+ 0.0 (+ 6.5%)		0.9	- 0.1 (- 11.1%)

(Billion yen)

	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	Remarks	FY2013 Forecast as of Aug.	Change (Rate of Change)
Total Disposal Cost of Fixed Assets	18.2	12.7	- 5.5 (- 30.4%)		13.2	- 0.5 (- 3.8%)
Transportation	17.4	11.5	- 5.9 (- 34.3%)	Tokyu Corp. Railway Operations: -5.9	11.9	- 0.4 (- 3.4%)
Real Estate	0.6	1.0	+ 0.3 (+ 46.9%)		1.1	- 0.1 (- 9.1%)
Life Service	0.0	0.0	+ 0.0 (—)		0.0	+ 0.0 (—)
Hotel and Resort	0.0	0.2	+ 0.1 (+ 385.7%)		0.2	+ 0.0 (+ 0.0%)
Business Support	0.0	0.0	+ 0.0 (—)		0.0	+ 0.0 (—)

(Reference)

(Non-Consolidated) Summary of Operating Results



(Billion yen)

	FY2012 1st Half Results	FY2013 1st Half Results	Change (Rate of Change)	FY2012 Forecast as of Aug.	Change (Rate of Change)	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	FY2012 Forecast as of Aug.	Change (Rate of Change)
Operating Revenue	119.6	129.4	+ 9.7 (+ 8.2%)	128.6	+ 0.8 (+ 0.7%)	259.2	294.9	+ 35.6 (+ 13.8%)	294.9	+ 0.0 (+ 0.0%)
Railway Operations	74.0	75.8	+ 1.8 (+ 2.4%)	75.9	- 0.0 (- 0.1%)	148.3	152.2	+ 3.8 (+ 2.6%)	151.3	+ 0.9 (+ 0.6%)
Real Estate Business	45.6	53.6	+ 7.9 (+ 17.5%)	52.7	+ 0.9 (+ 1.8%)	110.8	142.7	+ 31.8 (+ 28.7%)	143.6	- 0.9 (- 0.6%)
Real Estate Sales	11.4	15.2	+ 3.8 (+ 33.4%)	15.0	+ 0.2 (+ 1.7%)	40.2	65.9	+ 25.6 (+ 63.9%)	66.8	- 0.9 (- 1.3%)
Real Estate Leasing	34.2	38.4	+ 4.1 (+ 12.1%)	37.7	+ 0.7 (+ 1.9%)	70.6	76.8	+ 6.1 (+ 8.6%)	76.8	+ 0.0 (+ 0.0%)
Operating Expenses	95.0	103.2	+ 8.1 (+ 8.6%)	103.4	- 0.1 (- 0.2%)	220.6	251.3	+ 30.6 (+ 13.9%)	251.1	+ 0.2 (+ 0.1%)
Railway Operations	56.2	60.2	+ 4.0 (+ 7.1%)	60.4	- 0.1 (- 0.2%)	132.8	134.3	+ 1.4 (+ 1.1%)	133.8	+ 0.5 (+ 0.4%)
Real Estate Business	38.7	42.9	+ 4.1 (+ 10.7%)	43.0	- 0.0 (- 0.2%)	87.7	117.0	+ 29.2 (+ 33.3%)	117.3	- 0.3 (- 0.3%)
Real Estate Sales	10.5	13.1	+ 2.6 (+ 25.2%)	12.9	+ 0.2 (+ 2.2%)	30.2	58.0	+ 27.7 (+ 91.8%)	58.1	- 0.1 (- 0.2%)
Real Estate Leasing	28.2	29.7	+ 1.5 (+ 5.3%)	30.1	- 0.3 (- 1.2%)	57.5	59.0	+ 1.4 (+ 2.6%)	59.2	- 0.2 (- 0.3%)
Operating Profit	24.6	26.2	+ 1.6 (+ 6.5%)	25.2	+ 1.0 (+ 4.2%)	38.5	43.6	+ 5.0 (+ 13.0%)	43.8	- 0.2 (- 0.5%)
Railway Operations	17.7	15.5	- 2.2 (- 12.4%)	15.5	+ 0.0 (+ 0.2%)	15.4	17.9	+ 2.4 (+ 15.9%)	17.5	+ 0.4 (+ 2.3%)
Real Estate Business	6.9	10.7	+ 3.8 (+ 55.2%)	9.7	+ 1.0 (+ 10.6%)	23.1	25.7	+ 2.5 (+ 11.1%)	26.3	- 0.6 (- 2.3%)
Real Estate Sales	0.9	2.0	+ 1.1 (+ 129.1%)	2.1	- 0.0 (- 1.5%)	9.9	7.9	- 2.0 (- 20.8%)	8.7	- 0.8 (- 9.2%)
Real Estate Leasing	6.0	8.6	+ 2.6 (+ 44.1%)	7.6	+ 1.0 (+ 14.0%)	13.1	17.8	+ 4.6 (+ 35.2%)	17.6	+ 0.2 (+ 1.1%)
Recurring Profit	22.1	23.7	+ 1.6 (+ 7.2%)	21.7	+ 2.0 (+ 9.6%)	33.2	36.9	+ 3.6 (+ 11.0%)	34.9	+ 2.0 (+ 5.7%)
Net Income	14.5	17.4	+ 2.8 (+ 19.8%)	16.1	+ 1.3 (+ 8.6%)	29.1	31.4	+ 2.2 (+ 7.6%)	29.8	+ 1.6 (+ 5.4%)

(Non-Consolidated) Itemized Expenses in Railway Operations



(Billion yen)

	FY2012 1st Half Results	FY2013 1st Half Results	Change (Rate of Change)	FY2012 Forecast as of Aug.	Change (Rate of Change)	FY2012 Results	FY2013 Forecast	Change (Rate of Change)	FY2012 Forecast as of Aug.	Change (Rate of Change)
Operating Expenses	56.2	60.2	+ 4.0 (+ 7.1%)	60.4	- 0.1 (- 0.2%)	132.8	134.3	+ 1.4 (+ 1.1%)	133.8	+ 0.5 (+ 0.4%)
Personnel Expenses	10.7	11.5	+ 0.7 (+ 7.5%)	11.3	+ 0.1 (+ 1.4%)	21.8	22.9	+ 1.1 (+ 5.1%)	22.5	+ 0.3 (+ 1.7%)
Retirement Benefit Expenses	1.3	1.2	- 0.1 (- 9.0%)	1.3	- 0.0 (- 4.5%)	2.7	2.4	- 0.2 (- 9.3%)	2.6	- 0.1 (- 5.1%)
Power Costs	3.2	3.5	+ 0.3 (+ 11.6%)	3.3	+ 0.2 (+ 7.4%)	6.1	6.8	+ 0.7 (+ 12.0%)	6.3	+ 0.5 (+ 8.2%)
Repair Costs	2.8	3.1	+ 0.2 (+ 9.3%)	3.3	- 0.2 (- 6.2%)	7.9	8.6	+ 0.6 (+ 8.5%)	8.8	- 0.2 (- 2.6%)
Expenses	10.6	11.8	+ 1.2 (+ 11.8%)	11.9	- 0.0 (- 0.7%)	36.7	33.5	- 3.1 (- 8.5%)	33.7	- 0.1 (- 0.3%)
Of which, Disposal Cost of Fixed Asset	1.1	1.4	+ 0.3 (+ 28.7%)	1.4	- 0.0 (- 2.2%)	17.1	11.4	- 5.6 (- 33.1%)	11.9	- 0.4 (- 3.6%)
Of which, Outsourcing Fees	3.7	3.4	- 0.2 (- 6.4%)	3.1	+ 0.3 (+ 9.8%)	7.2	6.9	- 0.2 (- 3.9%)	6.5	+ 0.4 (+ 6.3%)
Taxes	2.9	3.1	+ 0.1 (+ 6.7%)	3.0	+ 0.0 (+ 2.6%)	5.6	5.8	+ 0.2 (+ 4.1%)	5.7	+ 0.0 (+ 1.7%)
Depreciation	16.1	16.7	+ 0.6 (+ 4.0%)	16.7	+ 0.0 (+ 0.1%)	32.9	34.3	+ 1.4 (+ 4.3%)	34.7	- 0.3 (- 1.0%)
Administrative Cost	6.4	6.7	+ 0.3 (+ 5.6%)	7.3	- 0.5 (- 7.4%)	14.3	14.9	+ 0.5 (+ 3.9%)	14.9	- 0.0 (- 0.3%)
Others	2.0	2.3	+ 0.2 (+ 12.2%)	2.0	+ 0.2 (+ 13.7%)	4.4	4.5	+ 0.0 (+ 2.2%)	4.1	+ 0.3 (+ 9.1%)