

Results in FY2014/3

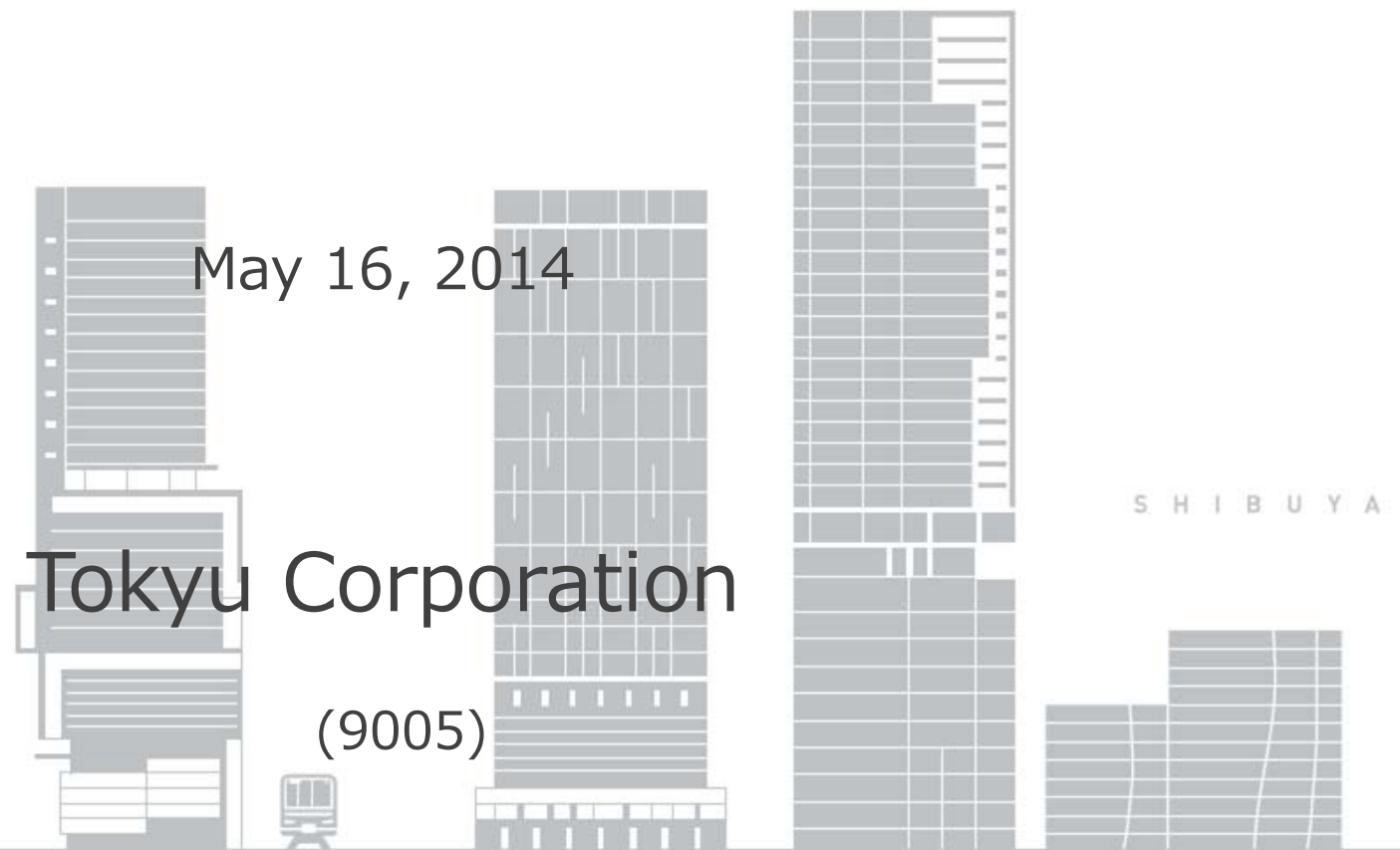
Presentation for Investments

May 16, 2014

Tokyu Corporation

(9005)

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



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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.

I . Executive Summary

Main Points in the Results for FY2014/3

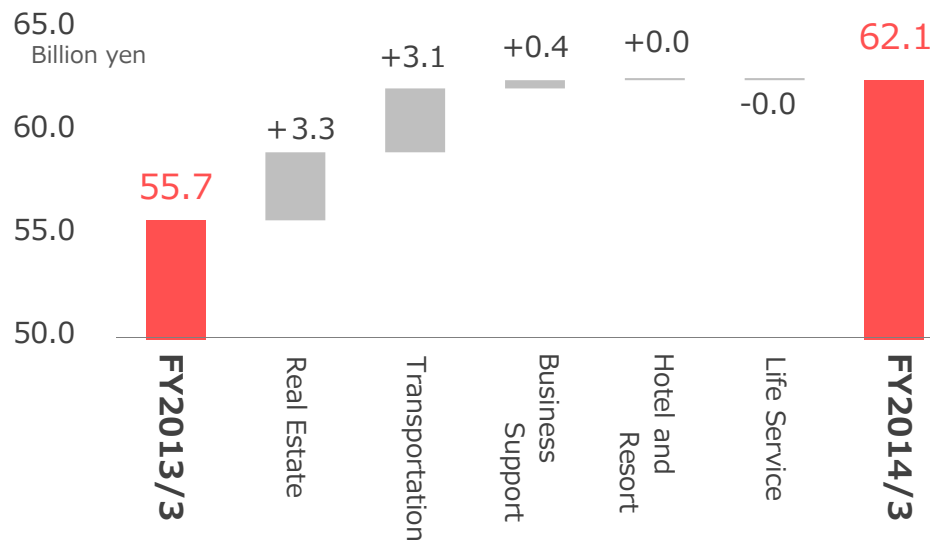


[Year-on-year comparison] Both revenue and profit increased as a result of the contribution of the Company's real estate leasing, the mutual direct train service with the Tokyo Metro Fukutoshin Line in railway operations, etc. Net income increased due to gains on the change in shareholders' equity, gains on the sale of fixed assets, etc.

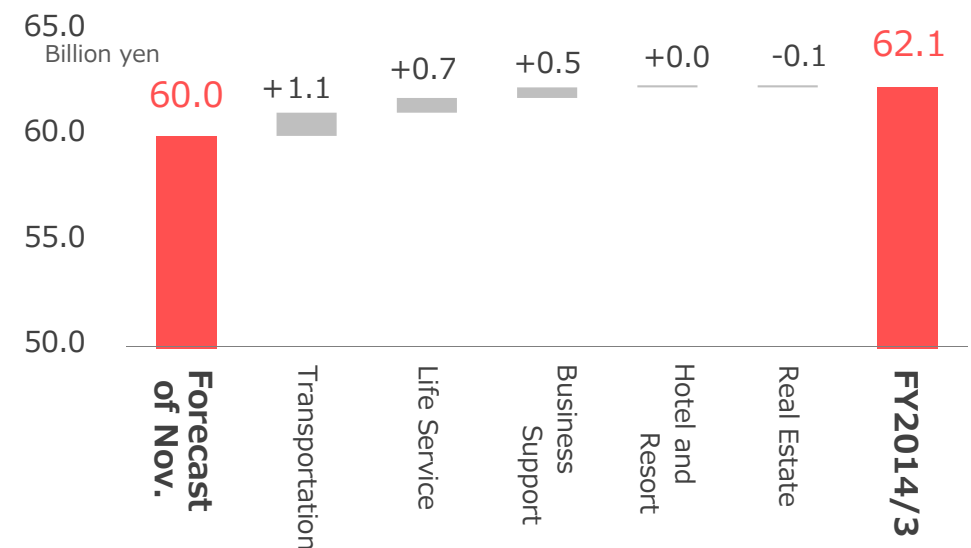
[Comparison with the Nov. Forecast] Profit increased as a result of the last-minute purchase of commuter tickets ahead of a consumption tax hike, strong sales at Tokyu Store Chain, etc. despite lower revenue due to a decline in real estate sales. Net income grew owing to higher non-operating income, etc.

	Results	YoY comparison		Comparison with Forecasts in Nov.		Comparison with Management Plan	
Operating Revenue	1,083.0	+ 15.0	(+ 1.4%)	- 2.1	(- 0.2%)	- 4.3	(- 0.4%)
Operating Profit	62.1	+ 6.4	(+ 11.6%)	+ 2.1	(+ 3.7%)	+ 7.1	(+ 13.1%)
Recurring Profit	62.6	+ 6.3	(+ 11.3%)	+ 5.6	(+ 9.9%)	+ 15.6	(+ 33.2%)
Net income	56.4	+ 13.4	(+ 31.2%)	+ 6.4	(+ 13.0%)	+ 23.4	(+ 71.2%)

Operating Profit by Segment
(Year-on-year Comparison)



Operating Profit by Segment
(Comparison with the Nov. Forecast)



Main Points in Forecasts for FY2015/3

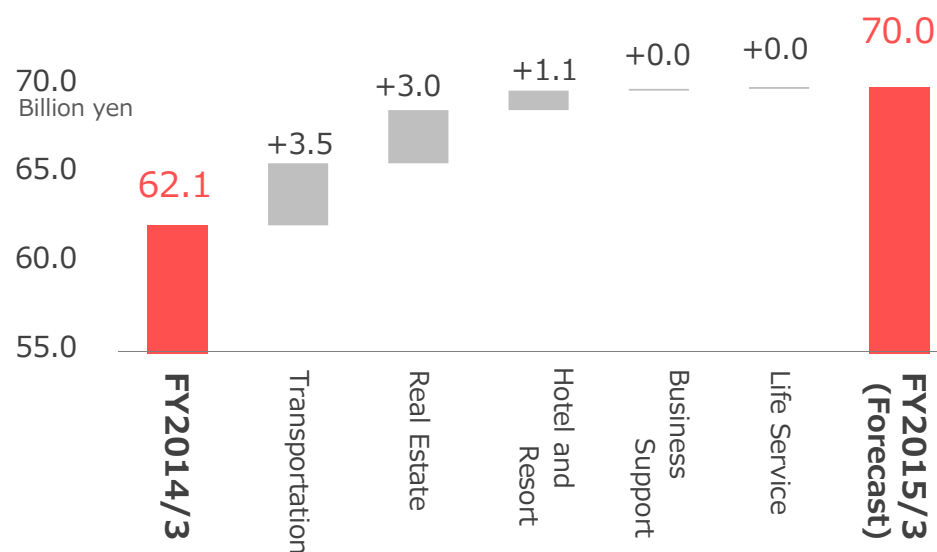


[Year-on-year comparison] Operating Profit will rise due to reduced expenses for the Company's railway operations, the strong results of real estate leasing, etc. Net income will decline as a result of a fall in extraordinary gains such as the gain on change in equity.

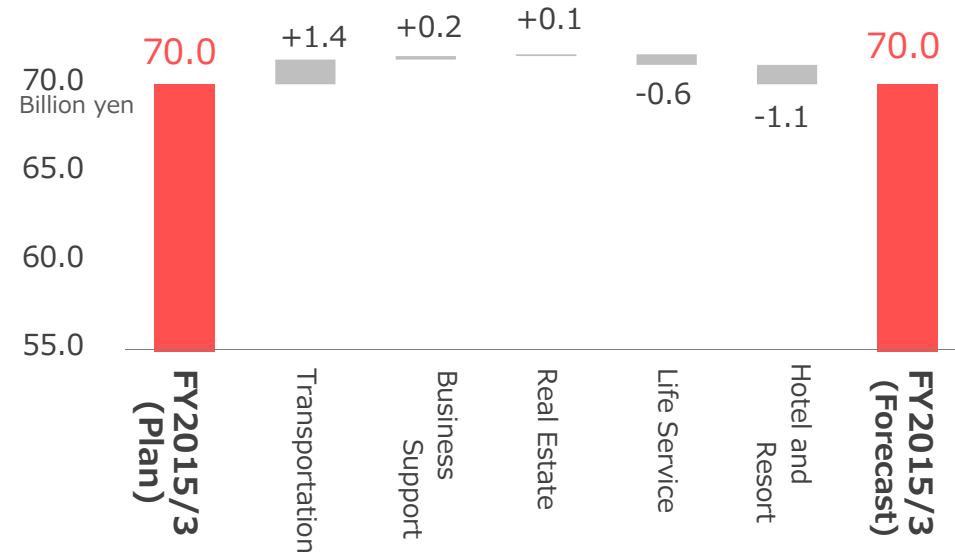
[Comparison with plan] Operating Profit of 70 billion yen was earned as initially planned. Net income increased, partly owing to a decrease in interest expenses.

	Full Year Forecast	Year-on-year Comparison		Comparison with Management Plan	
Operating Revenue	1,068.8	- 14.2	(- 1.3%)	- 43.6	(- 3.9%)
Operating Profit	70.0	+ 7.8	(+ 12.6%)	+ 0.0	(+ 0.0%)
Recurring Profit	63.5	+ 0.8	(+ 1.4%)	+ 5.5	(+ 9.5%)
Net income	38.0	- 18.4	(- 32.7%)	+ 4.0	(+ 11.8%)

Operating Profit by Segment
(Year-on-year Comparison)



Operating Profit by Segment
(Comparison with the Management Plan)



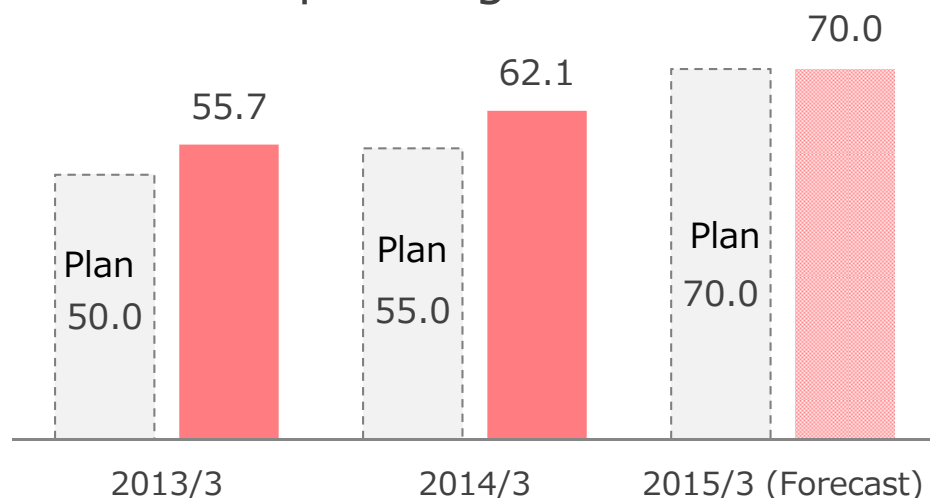
II . Progress in Management Plan and Recent Initiatives

Progress of Three-Year Medium-Term Management Plan

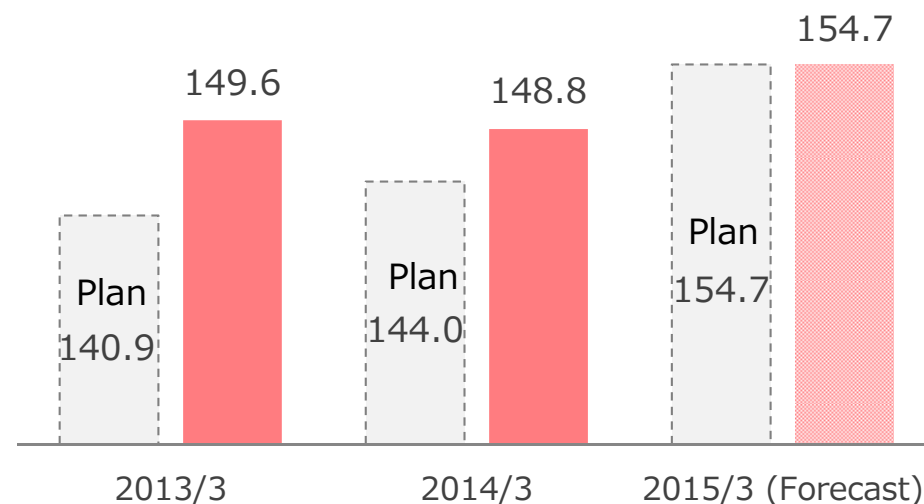


(Billion yen)

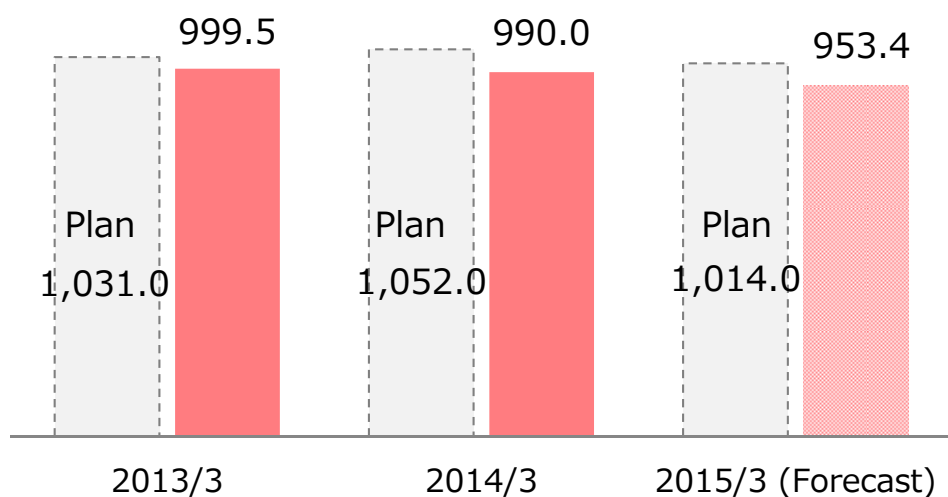
Operating Profit



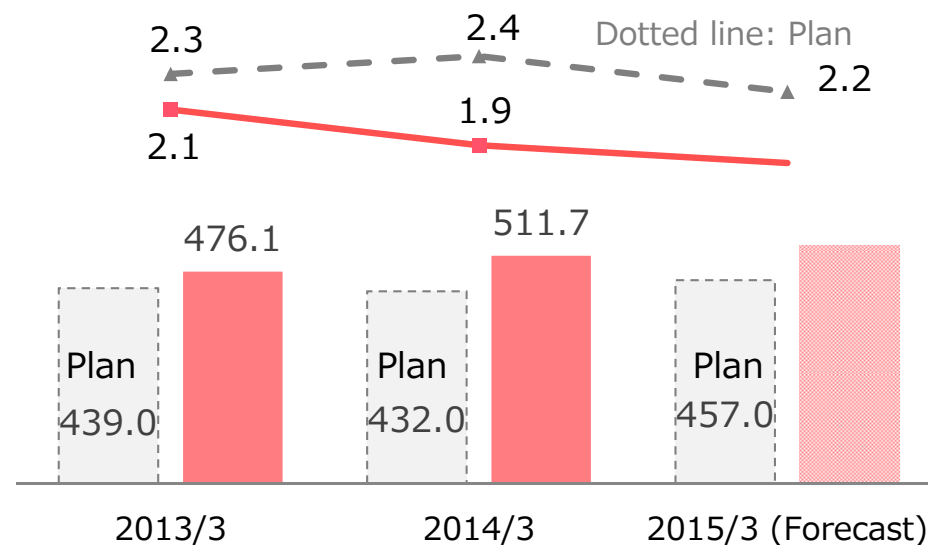
TOKYU EBITDA



Interest-bearing Debt at end of period



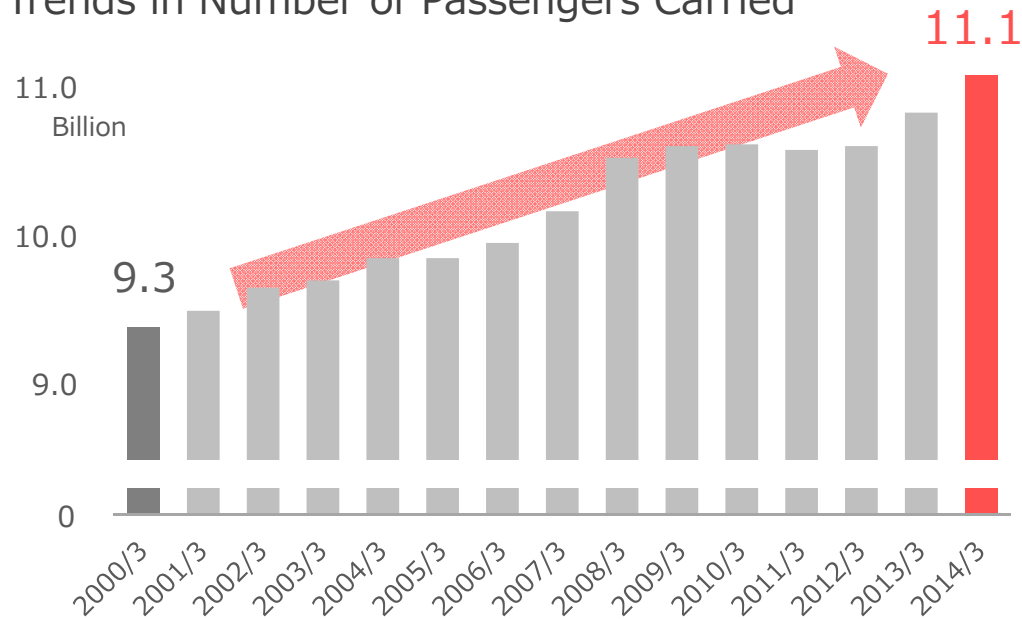
Equity at end of period, D/E Ratio



Effects of Development of Railway Networks

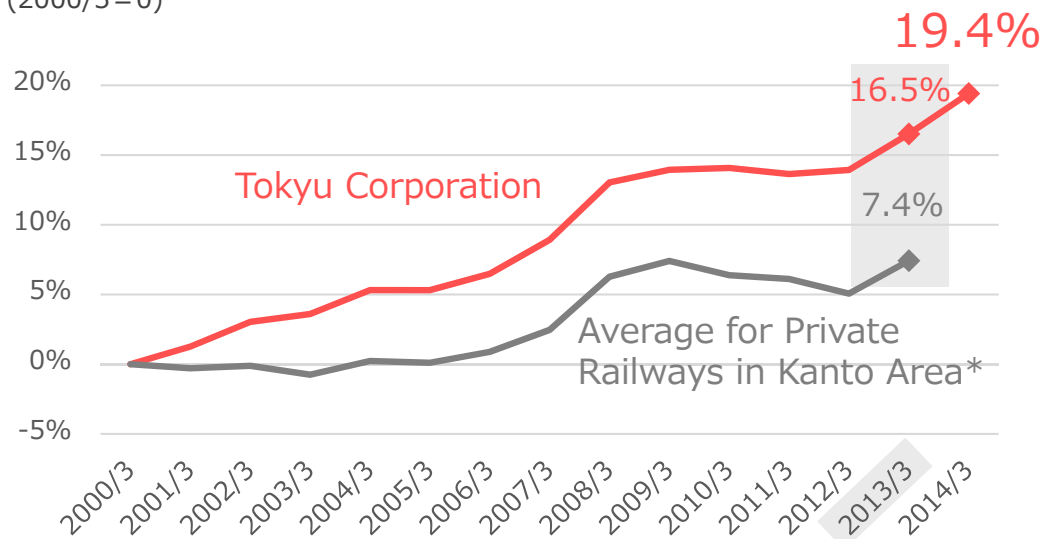


Trends in Number of Passengers Carried



- The annual number of passengers carried exceeded the record **1.1 billion**
- Since 2000, the number of passengers carried has increased **19.4%**

Rate of Increase in Number of Passengers Carried
(2000/3=0)



Railway Network Development since 2000

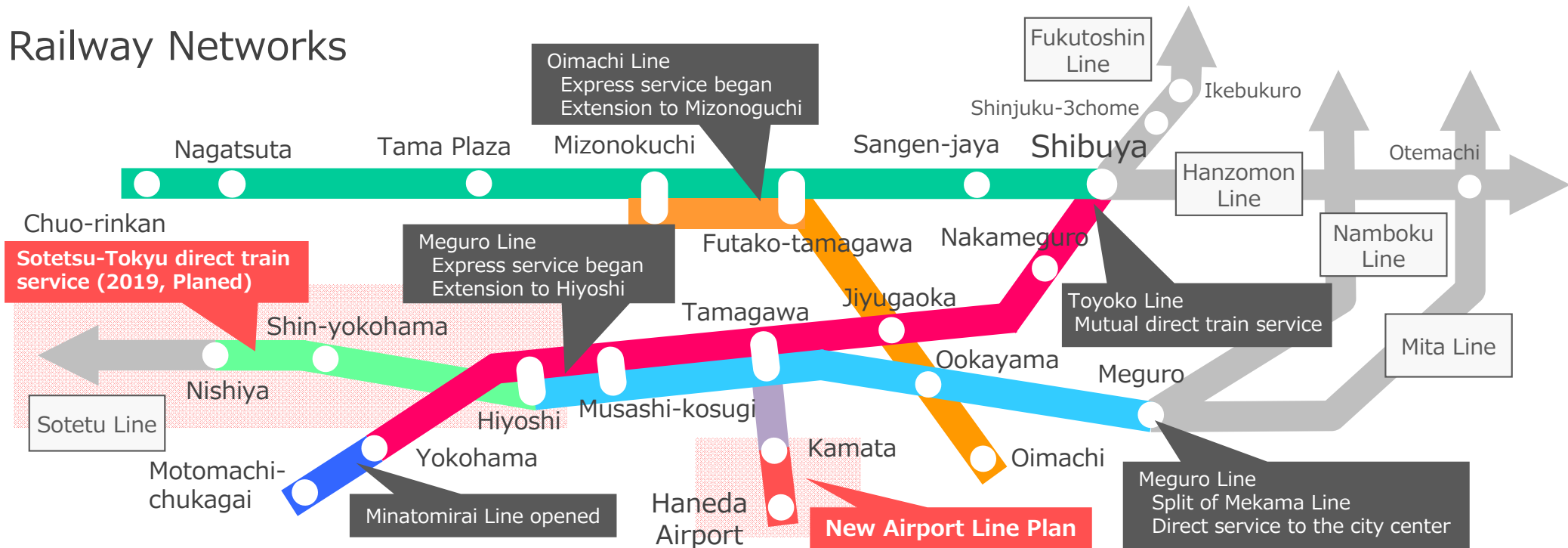
- 2000: Split of Mekama Line into Meguro Line and Tamagawa Line
Direct service of Meguro Line to the city center started
- 2004: End of service on Toyoko Line between Yokohama and Sakuragi-cho
Opening of Minatomirai Line
- 2006: Express service on Meguro Line started
- 2008: Express service on Oimachi Line started
Meguro Line extended to Hiyoshi
- 2009: Oimachi Line extended to Mizonokuchi
- 2013: Mutual direct transportation between Toyoko Line and Fukutoshin Line

* Average of Tobu, Sotetsu, Odakyu, Keio, Keikyu, Tokyo Metro, Seibu, and Keisei Lines

Further Development of Railway Networks



Railway Networks



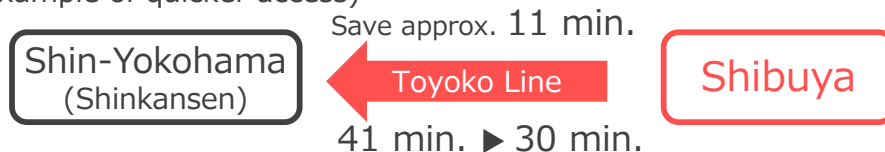
Outline of Sotetsu-Tokyu direct train

Outline A link line between Sotetsu line and Tokyu Hiyoshi Station via Hazawa and Shin-Yokohama

Effects

- Better access to Shin-Yokohama (Shinkansen) from areas served by Tokyu's railway lines
- A new network created by mutual direct train service operation with Sotetsu Line

(Example of quicker access)



Burden (Based on Law for promoting Convenience Urban Railways)

- National Government
- Local Government
- JR TT

Each entity will pay one-third of the cost

Opening April 2019 (planned)

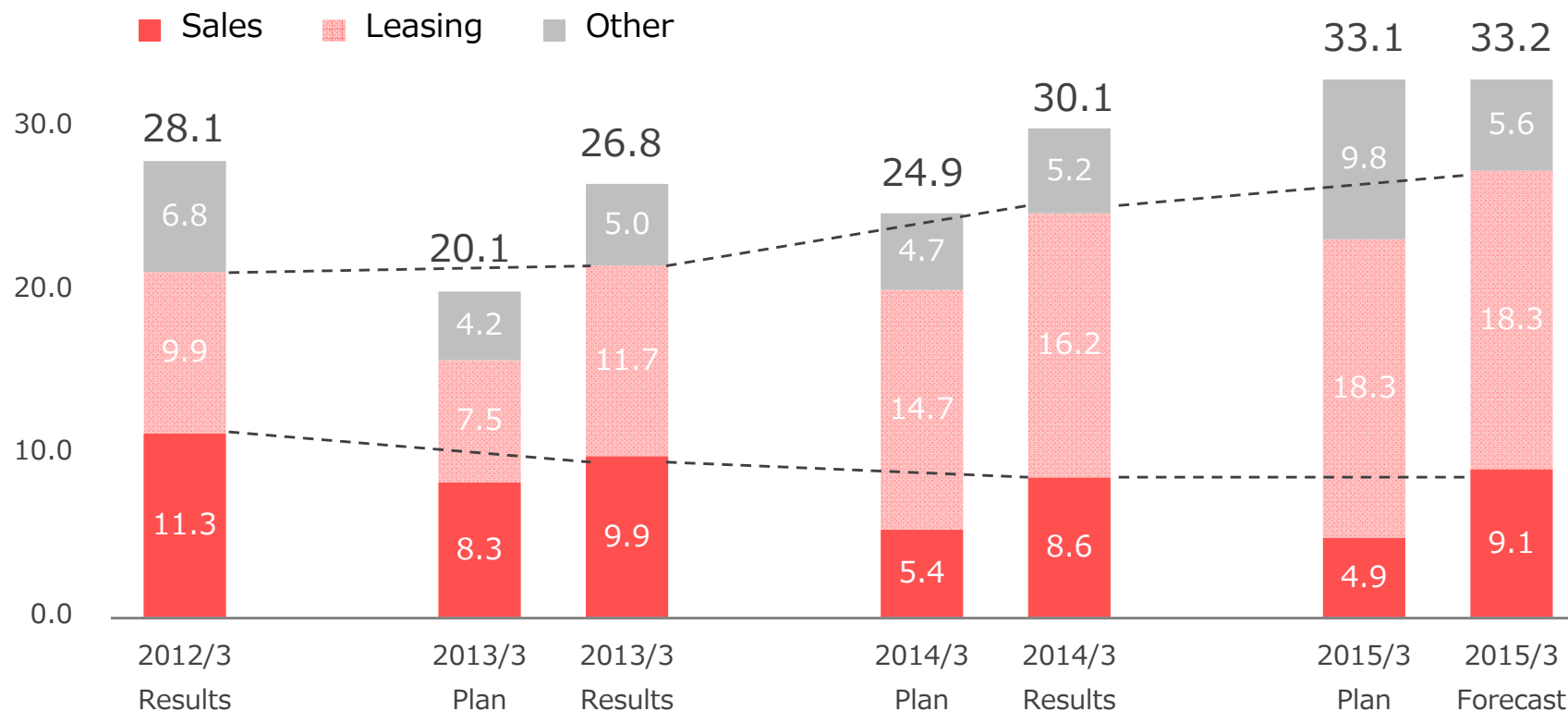
New Airport Line Plan

The New Airport Line is a line proposed as "A new line to shorten the connection between the Keikyu Airport Line and the Tokyu Tamagawa Line" under the Council for Transport Policy Reply No. 18" for which it is considered appropriate to commence construction by 2015.

Structural Switch of the Real Estate Business

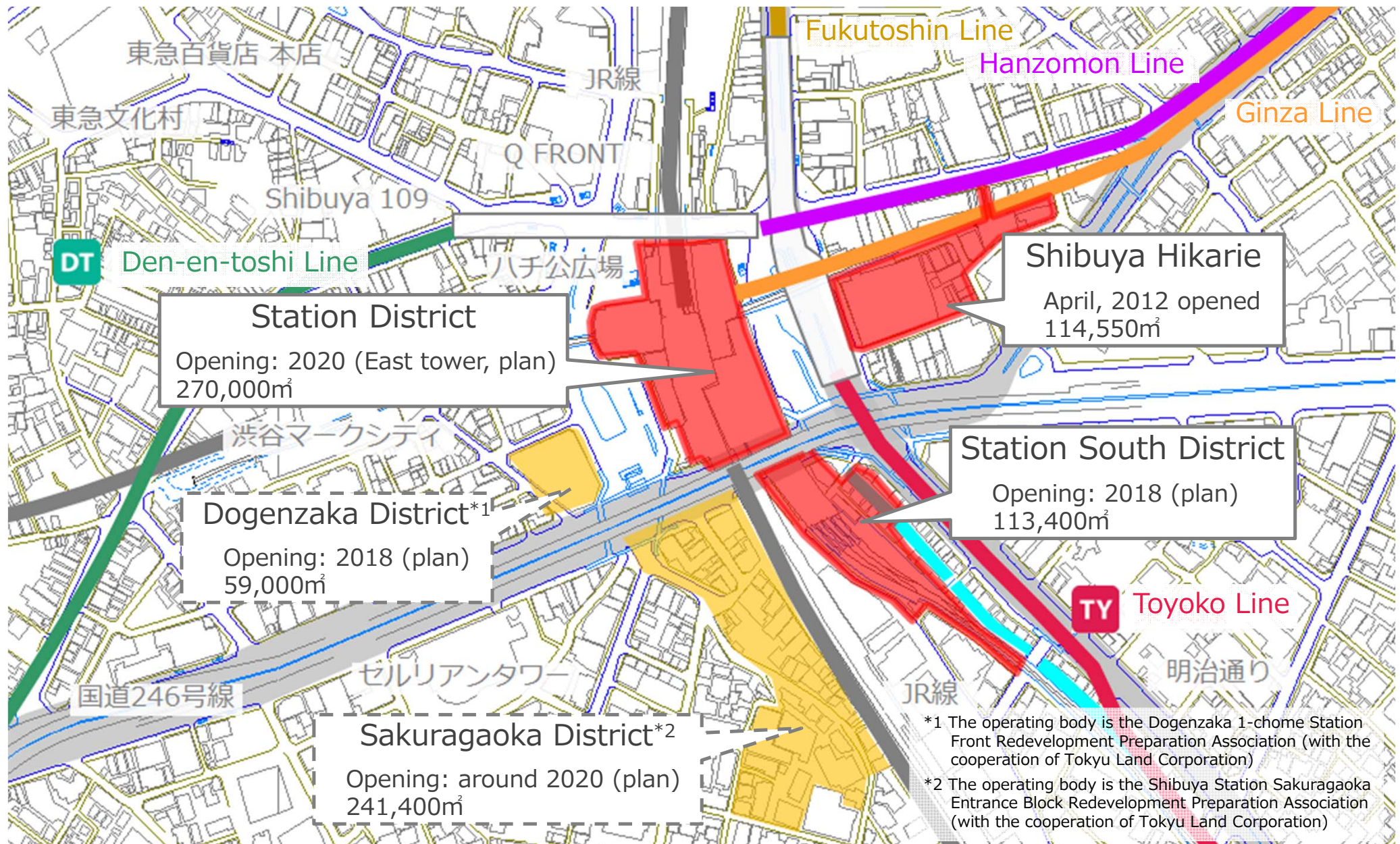


Operating Profit for the Real Estate Business



- Increase the profitability of the entire real estate business by downsizing real estate sales and expanding leasing at the same time.
- Continue expanding the real estate leasing business steadily through large-scale development projects such as the Shibuya Station Area Project, the Shibuya Station South Area Project, and Futako-Tamagawa Redevelopment Phase II.

Redevelopment of the Area Around Shibuya Station (Perspective drawing)



Redevelopment of the Area Around Shibuya Station (Overview of the Plan)



Shibuya Station District Development Plan



Site area: around 15,300m²
Floor area: around 270,000m²
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: FY2014-FY2027
Scheduled opening: eastern tower: 2020; central/western towers: 2027

Shibuya Station South District Development Project



Site area: around 7,100m²
Floor area: around 113,400m²
Use: Offices, Stores, Hotel, Parking garages, etc.
Number of stories: 34 stories above ground, 4 stories below ground
Height: around 180m
Planned construction period: FY2014-FY2018
Scheduled opening: FY2018

Topics on Redevelopment of the Area Around Shibuya Station

Suggestion that the area should be a National Strategic Economic Growth Area

Suggest

Special Zone as an Entertainment City

which takes advantage of Shibuya's characteristics

Characteristics of Shibuya

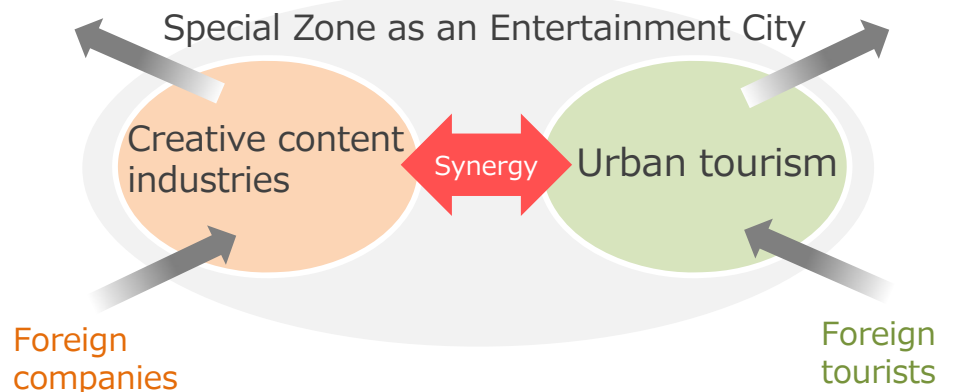
- Center of creative content industries
- Highly competitive edge in urban tourism



Convey culture domestically and internationally by attracting and developing creative content industries and urban tourism resources.

Convey new industries to the world

Convey the attractiveness of Japan to the world



Effects Created by Easing Regulations

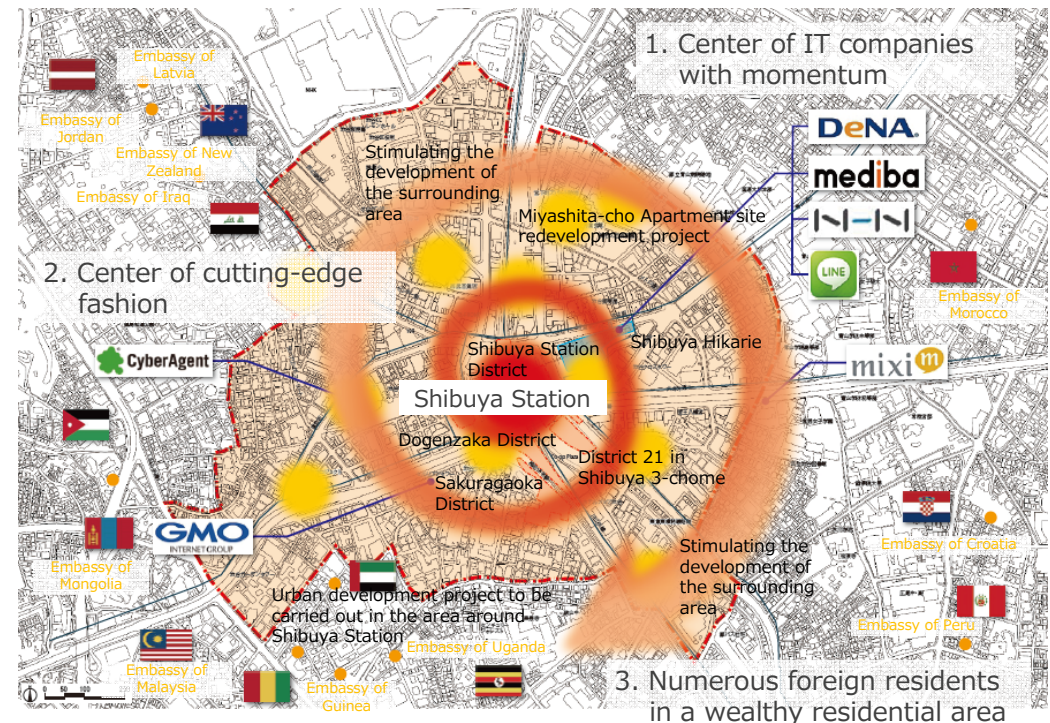
- ✓ Increase domestic sales of the content industries by **approx. 750 billion yen*** in Shibuya (2010 to 2020)

*Approx. 15% of value for the entire country, which is approx. 5 trillion yen

- ✓ Number of foreign tourists visiting Shibuya: **8.5 million per year*** (2030)

*Equivalent to the total number of foreign tourists who visited Japan in 2012

Development projects and activity to spread from the center



Futako-Tamagawa Redevelopment Phase II



Overview of Futako-Tamagawa Redevelopment Phase II Plan



Site area: 28,083m²

Floor area: around 157,000m²

Height: around 137m

(30 floors above the ground and 2 basement floors)

Opening: April, 2015 (plan)

Office Section

Outline: 26 floors, 63,000m²

(number of employees estimated at 8,000-10,000)

Commercial Facilities Section

Name: Futako-Tamagawa Rise Shopping Center Terrace Market

Outline: 11,000m², around 30 sections

Culture Convenience Club (CCC) will open a "lifestyle store," a new type of store, as a core tenant

Cinema complex Section: 109 CINEMAS Futako-tamagawa

Fitness club Section: ATRIO DUE Futako-tamagawa

Hotel Section: Futako-tamagawa Excel Hotel Tokyu

Studio Hall Section

Name: iTSCOM Studio Hall Futako-Tamagawa Rise

Outline: Broadcast studio and multi-purpose hall Approx. 415m²



Highest rating (AAA) obtained in JHEP biodiversity assessment

Obtained AAA rating in the biodiversity assessment undertaken by the Japan Habitat Evaluation and Certification Program (JHEP) as part of efforts for conducting urban development in harmony with the surrounding rich natural environment by creating an open space with water and greenery, including large rooftop garden facilities.



Efforts to Increase the Value of Areas Along Railway Lines



Population along the Tokyu Lines

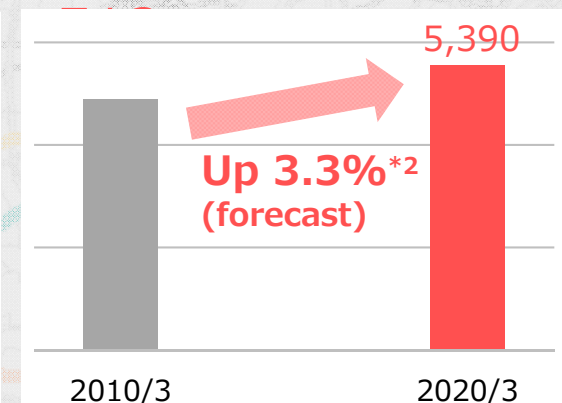
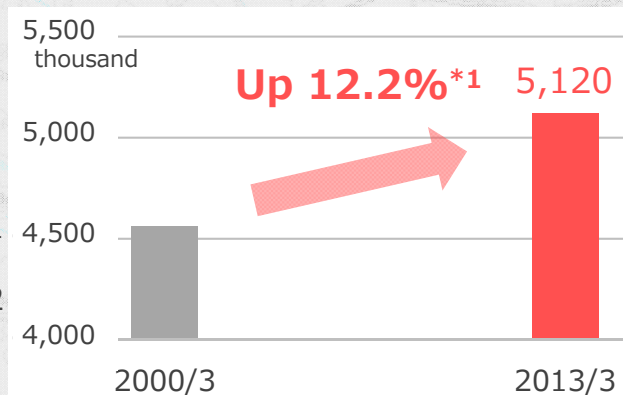
Areas served by all of Tokyu railway lines:

5,120,000 people *1

2000 => 2013 **up 12.2%**

2010 => 2020 **up 3.3% (forecast)** *2

As of March, 2013



Azamino Gardens

- Opened in Oct. 2013
- 18 shops and restaurants and sports facilities



Musashi-kosugi Tokyu Square

- Opened in Apr. 2013
- Shopping center comprising 97 stores directly connected to the station



etomo: New brand of station shops

- Etomo Eda and Etomo Jiyugaoka opened
- Other Etomo stores will open in 2014 and thereafter



Stylio With: Share House business

- Two concept-based share houses opened
- Concept: [raising children together][Dining]

Kids Base Camp: After-school childcare

- Operated in 20 locations along railway lines
- 2 centers will open in 2014

Ohana: Day-service business for the elderly

- Operated in 3 locations along railway lines, 1 center will open in 2014

Tokyu Security

- "Ekids" security service for children
- Regular Visit Service for the elderly

Tokyu Bell

- Operated mostly along Tokyu lines

Tokyu Department Store
Food Direct, Liquor Direct

Tokyu Store Net Super service
(Internet Shopping service)

"IENAKA" Service



*1 Source: "The Population Summary of the Basic Resident Register" Ministry of Internal Affairs and Communications;

*2 Source: 2013 data of the National Institute of Population and Social Security Research (by municipality)

Urban development in Vietnam

February 2014: Opening of Binh Duong New City

- ✓ The Administration Center was completed in February 2014 and the capital was relocated. Approx. 50 administration functions previously scattered throughout the former capital are consolidated here.
- ✓ Approx. 3,000 public officers of Binh Duong Province will start working here sequentially.
- ✓ Full-scale urban development commenced following the relocation of the provincial capital.
- ✓ February 2014: Establishment of Becamex Tokyu Bus

SORA gardens I (condominium)

- ✓ 24 floors above ground, with a total of approx. 400 units
- ✓ Occupation area: Approx. 67m² to approx. 105m²
- ✓ To be completed during 2014
- ✓ Commercial section to be created on low-level floors (approx. 1,600m² for nine tenants)



Commercial Facility to Open in 2014

Opening: 2014

Size: Total floor area approx. 1,600m², four tenants (Phase I)

Outline: Food court, restaurant, café, and convenience store

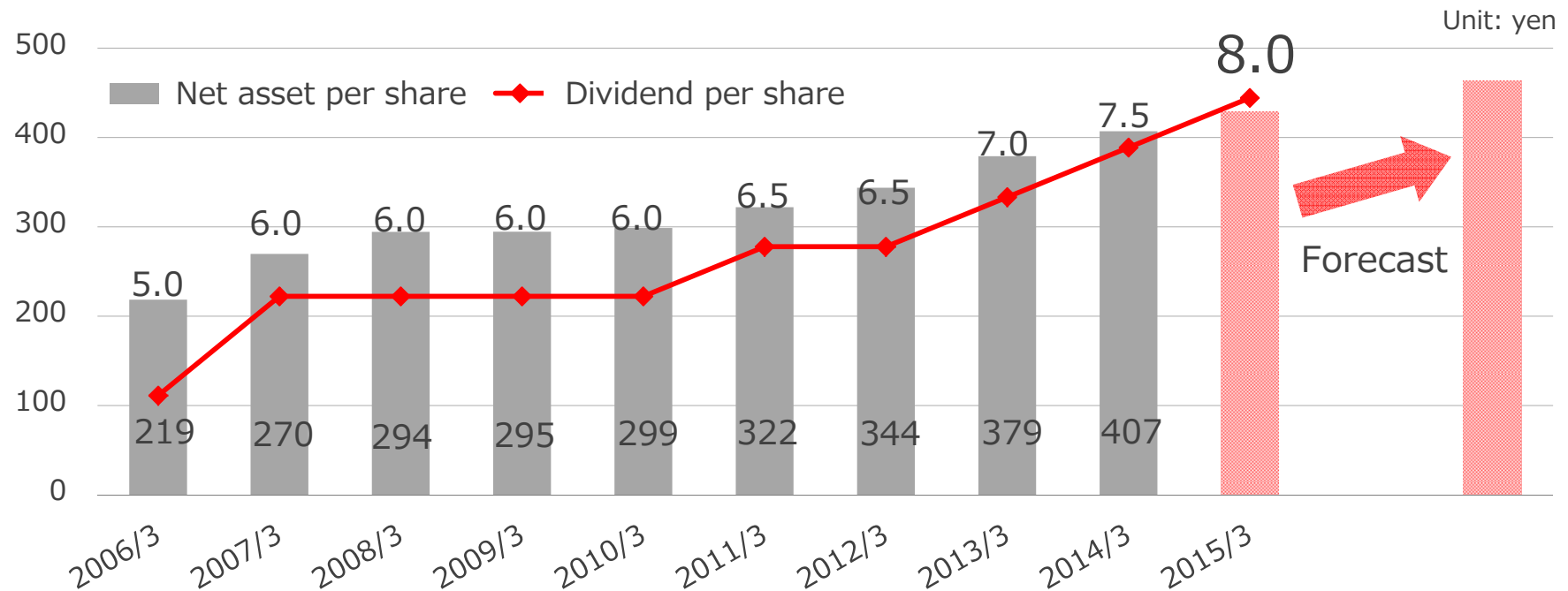
Execution entity: Becamex Tokyu Co., Ltd.



Dividend Policy

The annual dividend for the FY ending March 31, 2015 is expected to be 8 yen as a result of the consecutive increases in dividends for the three FYs.

Trend in net assets per share and dividends per share (including forecast)



Dividend policy under the Three-year Medium-term Management Plan

Target a Dividend On Equity (DOE) ratio of 2% and aim to raise dividends while maintaining reliable returns.

* DOE: Total amount of dividends / Consolidated average equity during the term

Acquisition of Own Shares

Own shares will be acquired at a maximum of 10 billion yen.

- Reasons for acquisition: to improve capital efficiency and shareholder value per share through a flexible capital strategy
 - Total number of shares to be acquired: Up to 17.0 million shares
[Equivalent to 1.35% of outstanding shares(Excluding treasury stock)]
 - Total cost of acquisition: Up to 10 billion yen
 - Period of acquisition: From May 16, 2014 to August 29, 2014
- * Own shares to be acquired shall be retired.

Policy for acquisition of treasury shares under the Three-Year Medium-Term Management Plan

The Company plans a flexible approach to managing treasury shares, taking free cash flow conditions into account.

III. Conditions in Each Business

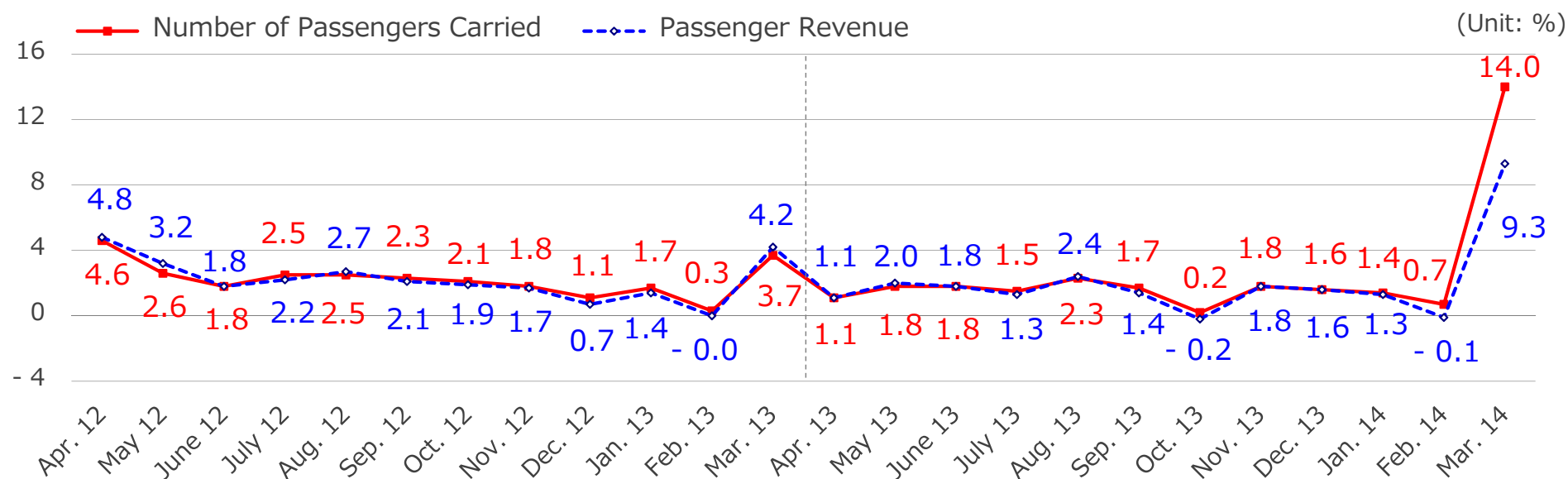
Railway Operations Business

Passengers Carried and Passenger Revenue (Results and Forecast)

(Thousand people, Million yen)

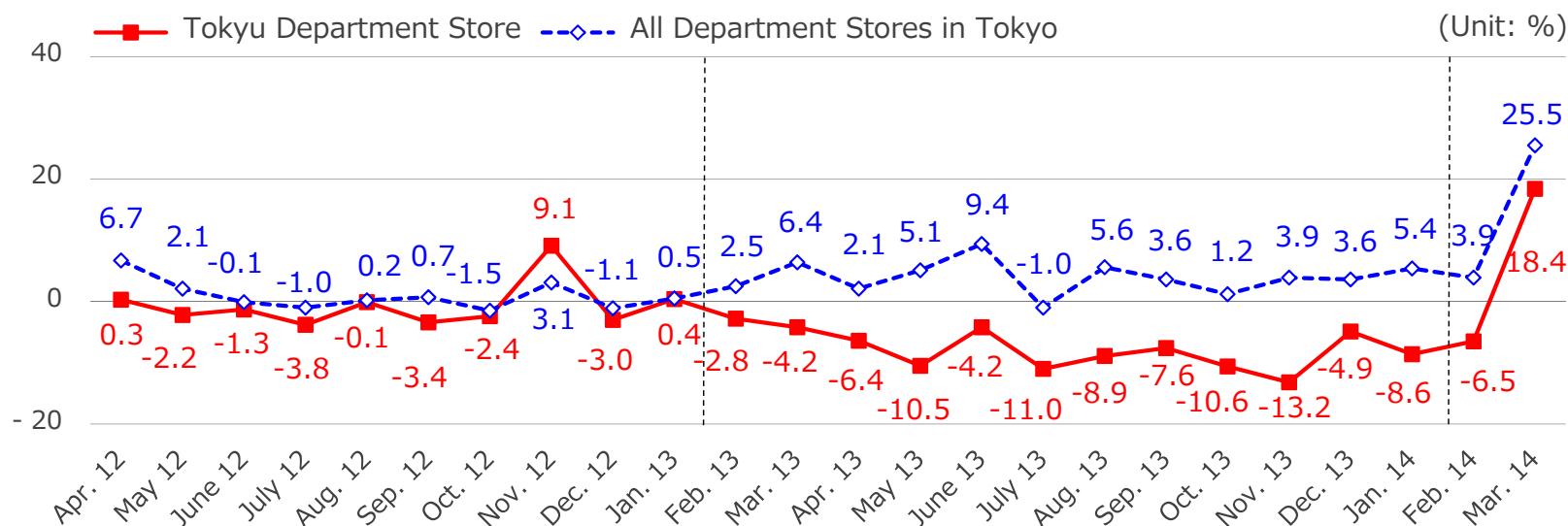
		2013/3 Results	2014/3 Results	Change	2015/3 Forecast	Change
Number of Passengers Carried	Total	1,089,488	1,116,633	+2.5%	1,118,497	+0.2%
	Non-commuter	447,003	450,458	+0.8%	455,966	+1.2%
	Commuter	642,485	666,175	+3.7%	662,531	- 0.5%
Passenger Revenue	Total	130,973	133,612	+2.0%	134,324	+0.5%
	Non-commuter	72,789	73,466	+0.9%	74,637	+1.6%
	Commuter	58,184	60,146	+3.4%	59,687	- 0.8%

Passengers Carried and Passenger Revenue (Year-on-year Comparison)



Retail Business

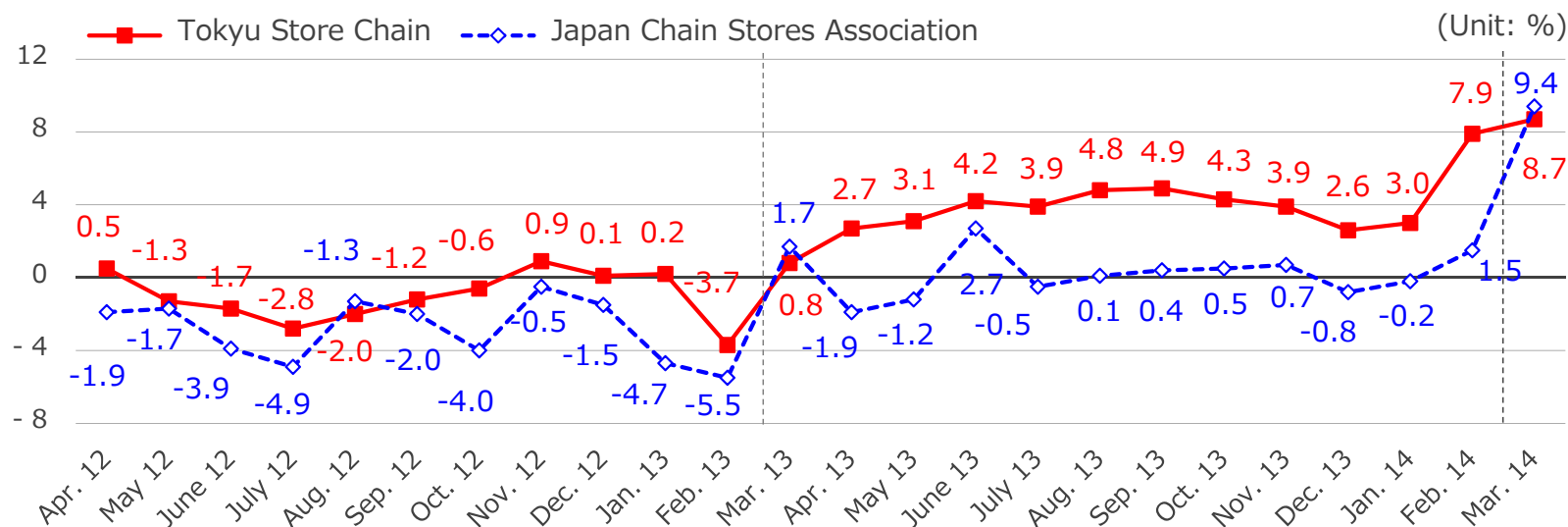
Tokyu Department Store: Sales (Year-on-year Comparison)



Sales by category

	FY2014/1	
	Rate of YoY change	Share
Menswear/furnishings	-8.3	4.2%
Womenswear/furnishings	-11.9	19.6%
Other clothing items	-14.7	4.6%
Personal items	-4.7	8.7%
Miscellaneous goods	-1.8	13.6%
Household articles	-0.3	4.1%
Food	-5.4	42.1%
Others	-13.0	3.1%
Total	-6.9	100.0%
Leasing revision	-7.8	

Tokyu Store Chain: Sales (Year-on-year Comparison)

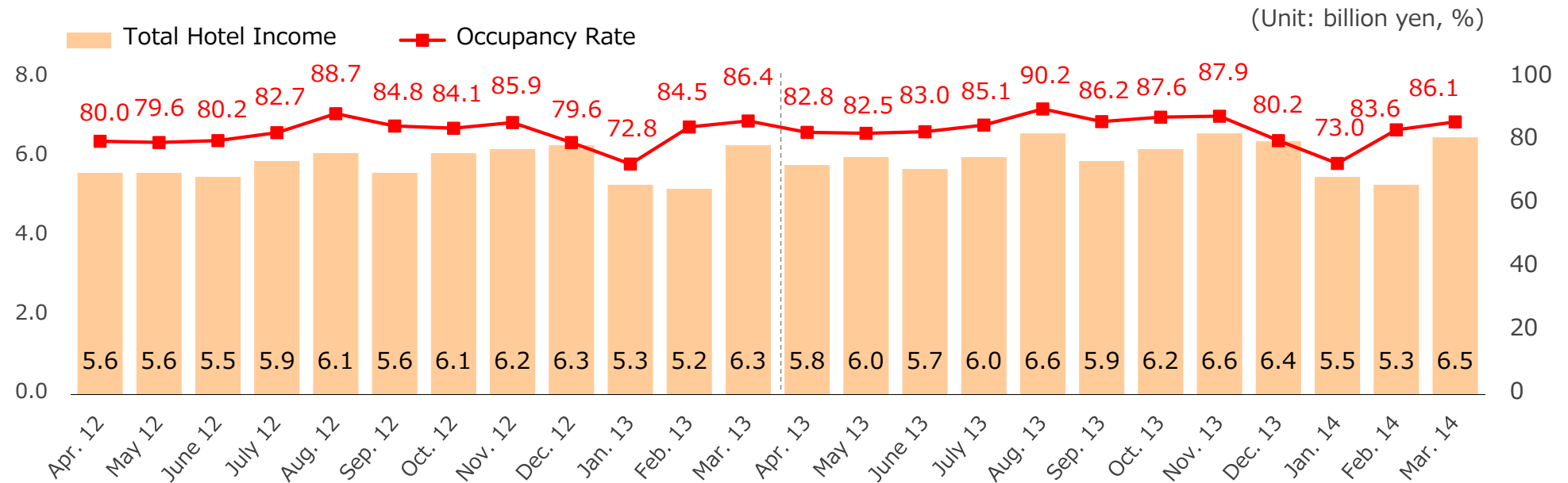


Sales by category

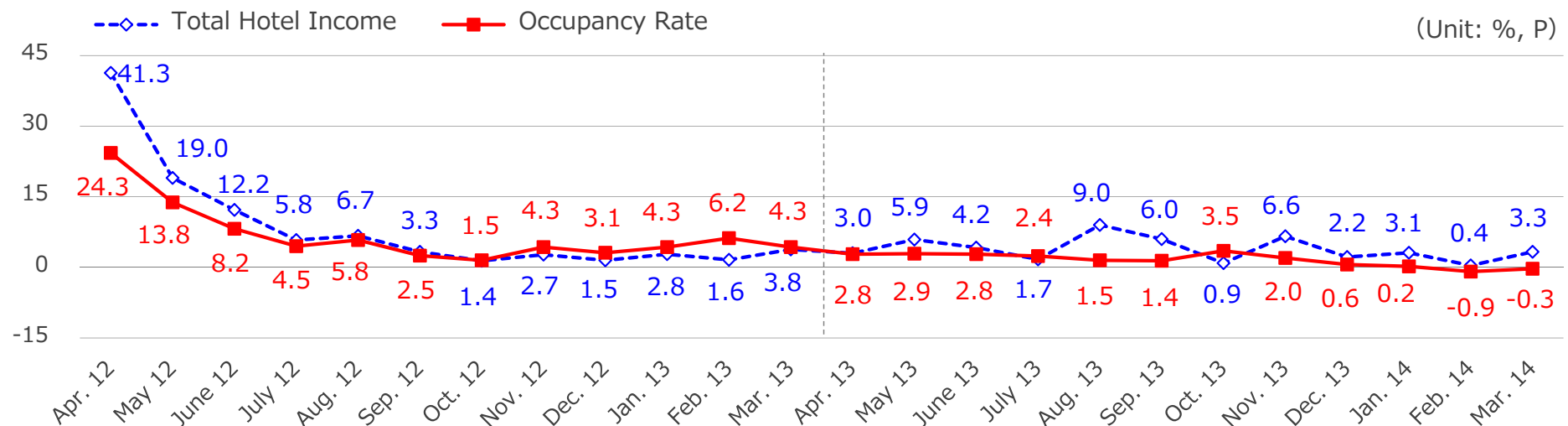
	FY2014/2	
	Rate of YoY change	Share
Food	4.7	82.6%
Clothing	-0.6	2.7%
Livingware	1.6	5.8%
Others	-2.6	9.0%
Total	3.8	100.0%

Hotel Business

Tokyu Hotels: Total Hotel Income and Occupancy Rates (Results)



Tokyu Hotels: Total Hotel Income and Occupancy Rates (Year-on-year Comparison)



IV. Details of Financial Results for FY2014/3

Summary of Consolidated Financial Statements



(Billion yen)

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Operating Revenue	1,068.0	1,083.0	+ 15.0 (+ 1.4%)	Real Estate: +29.3; Transportation: +4.8; Hotel and Resort: +2.8; Life Service: -2.7; Business Support: -15.8	1,085.2	- 2.1 (- 0.2%)
Operating Profit	55.7	62.1	+ 6.4 (+ 11.6%)	Real Estate: +3.3; Transportation: +3.1; Business Support: +0.4; Hotel and Resort: +0.0; Life Service: -0.0	60.0	+ 2.1 (+ 3.7%)
Non-operating Revenue	17.6	16.4	- 1.1 (- 6.8%)	Investment Gains from Equity Method: 6.1 (+0.9); Interest and Dividend Income: 1.5 (-0.5)	13.5	+ 2.9 (+ 21.7%)
Non-operating Expenses	17.0	15.9	- 1.0 (- 6.3%)	Interest Paid: 13.0 (-0.8)	16.5	- 0.5 (- 3.0%)
Recurring Profit	56.2	62.6	+ 6.3 (+ 11.3%)		57.0	+ 5.6 (+ 9.9%)
Extraordinary Gains	13.2	31.1	+ 17.8 (+ 134.7%)	Gain on Subsidies Received for Construction: 14.7 (+6.1); Gains on the change in shareholders' equity: 7.3 (+7.3)	30.0	+ 1.1 (+ 3.9%)
Extraordinary Losses	20.3	15.4	- 4.8 (- 24.0%)	Loss on Reduction of Subsidies Received for Construction: 8.8 (+1.3); Impairment Loss: 1.2 (-4.3)	16.0	- 0.5 (- 3.3%)
Income before Income Taxes and Minority Interests	49.1	78.3	+ 29.1 (+ 59.2%)		71.0	+ 7.3 (+ 10.3%)
Corporate Income Taxes	4.8	20.8	+ 16.0 (+ 331.1%)	Income Taxes: 8.9 (+3.8); Tax Adjustment: 11.9 (+12.2)	20.3	+ 0.5 (+ 2.9%)
Income before Minority Interests	44.3	57.4	+ 13.0 (+ 29.5%)		50.7	+ 6.7 (+ 13.2%)
Minority Interest in Earnings of Consolidated Subsidiaries	1.2	0.9	- 0.3 (- 27.5%)		0.7	+ 0.2 (+ 30.8%)
Net Income	43.0	56.4	+ 13.4 (+ 31.2%)		50.0	+ 6.4 (+ 13.0%)
Other Comprehensive Income	10.3	8.4	- 1.9 (- 18.5%)		-	-
Total Comprehensive Income	54.6	65.8	+ 11.1 (+ 20.4%)		-	-
Tokyu EBITDA	149.6	148.8	- 0.8 (- 0.5%)	Real Estate: +1.7; Life Service: -1.3; Transportation: -1.3	147.1	+ 1.7 (+ 1.2%)

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

Consolidated Operating Revenue and Profit



[Year-on-year comparison] Revenue increased as a result of higher condominium sales, the establishment of a mutual direct train service with the Tokyo Metro Fukutoshin Line, etc. Higher profits are attributable to the contribution of real estate leasing such as Shibuya Hikarie, Musashi-kosugi Tokyu Square, etc.

[Comparison with Nov. Forecast] Revenue fell due to reduced advertising orders received by Tokyu Agency. Profit increased as a result of strong sales at Tokyu Store Chain and the last-minute purchases of commuter tickets ahead of the consumption tax hike.

		2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
						(Billion yen)	
Total Operating Revenue		1,068.0	1,083.0	+ 15.0 (+ 1.4%)		1,085.2	- 2.1 (- 0.2%)
Total Operating Profit		55.7	62.1	+ 6.4 (+ 11.6%)		60.0	+ 2.1 (+ 3.7%)
Transportation	Operating Revenue	187.2	192.0	+ 4.8 (+ 2.6%)	Tokyu Corp. Railway Operations: +4.2; Tokyu Bus: +0.7	191.2	+ 0.8 (+ 0.5%)
	Operating Profit	18.0	21.1	+ 3.1 (+ 17.4%)	Tokyu Corp. Railway Operations: +3.0; Tokyu Bus: +0.3	20.0	+ 1.1 (+ 6.0%)
Real Estate	Operating Revenue	163.6	193.0	+ 29.3 (+ 17.9%)	Tokyu Corp. Sales: +23.3; Tokyu Corp. Leasing: +6.3	193.4	- 0.3 (- 0.2%)
	Operating Profit	26.8	30.1	+ 3.3 (+ 12.4%)	Tokyu Corp. Sales: -1.2; Tokyu Corp. Leasing: +4.4	30.3	- 0.1 (- 0.6%)
Life Service	Operating Revenue	527.6	524.8	- 2.7 (- 0.5%)	Tokyu Department Store: -11.9; Tokyu Store Chain: +3.1; its communications: +2.7	520.8	+ 4.0 (+ 0.8%)
	Operating Profit	5.9	5.8	- 0.0 (- 1.5%)	Tokyu Department Store: -1.2; Tokyu Store Chain: +0.6; its communications: +0.5	5.1	+ 0.7 (+ 15.3%)
Hotel and Resort	Operating Revenue	89.6	92.4	+ 2.8 (+ 3.2%)	Tokyu Hotels, etc.: +3.3	92.2	+ 0.2 (+ 0.3%)
	Operating Profit	1.4	1.5	+ 0.0 (+ 5.2%)	Tokyu Hotels, etc.: +0.5	1.5	+ 0.0 (+ 1.0%)
Business Support	Operating Revenue	175.6	159.7	- 15.8 (- 9.0%)	Tokyu Agency: +2.2; Tokyu Geox: -14.5	165.0	- 5.2 (- 3.2%)
	Operating Profit	3.0	3.4	+ 0.4 (+ 13.3%)	Tokyu Agency: -0.0; Tokyu Techno System: +0.1	2.9	+ 0.5 (+ 19.2%)
Elimination etc.	Operating Revenue	- 75.8	- 79.1	- 3.2		- 77.4	- 1.7
	Operating Profit	0.4	0.0	- 0.4		0.2	- 0.1

Non-Operating and Extraordinary Gain/Loss



[Non-operating profit/expenses] Overall unchanged from the previous year despite increased investment gains from equity method accounting.

[Extraordinary gain/loss] Increased significantly due to gains on the change in shareholders' equity associated with the conversion of Tokyu Land Corporation into a holding company, gains on the sale of fixed assets, etc.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
(Billion yen)						
Operating Profit	55.7	62.1	+ 6.4 (+ 11.6%)		60.0	+ 2.1 (+ 3.7%)
Non-operating Revenue	17.6	16.4	- 1.1 (- 6.8%)		13.5	+ 2.9 (+ 21.7%)
Interest and Dividend Income	2.1	1.5	- 0.5	Tokyu Fudosan Holdings Group: 4.1 (-0.0)	1.6	- 0.0
Investment Gain from Equity Method	5.2	6.1	+ 0.9		4.3	+ 1.8
Amortization of Negative Goodwill	3.4	3.4	- 0.0		3.4	+ 0.0
Others	6.8	5.2	- 1.5		4.2	+ 1.0
Non-operating Expenses	17.0	15.9	- 1.0 (- 6.3%)		16.5	- 0.5 (- 3.0%)
Interest	13.9	13.0	- 0.8		13.3	- 0.2
Others	3.1	2.9	- 0.2		3.2	- 0.2
Recurring profit	56.2	62.6	+ 6.3 (+ 11.3%)		57.0	+ 5.6 (+ 9.9%)
Extraordinary Gains	13.2	31.1	+ 17.8 (+ 134.7%)		30.0	+ 1.1 (+ 3.9%)
Gain on Sale of Fixed Assets	0.8	6.0	+ 5.1	Transfer of Tokyu Toranomon Building	6.0	+ 0.0
Gain on Subsidies Received for Construction	8.6	14.7	+ 6.1		13.1	+ 1.6
Gain on Reversal of Urban Railways Improvement Reserve	1.8	1.8	+ 0.0		1.9	- 0.0
Others	1.9	8.4	+ 6.5	Gains on the change in shareholders' equity associated with the conversion of Tokyu Land Corporation into a holding company: 7.3	9.0	- 0.5
Extraordinary Losses	20.3	15.4	- 4.8 (- 24.0%)		16.0	- 0.5 (- 3.3%)
Loss on Disposal of Fixed Assets	1.1	1.0	- 0.0		0.7	+ 0.3
Impairment Loss	5.6	1.2	- 4.3		0.1	+ 1.1
Loss on Reduction of Subsidies Received for Construction	7.4	8.8	+ 1.3		9.4	- 0.5
Transfer to Urban Railways Improvement Reserve	2.5	2.6	+ 0.0		2.7	- 0.0
Others	3.5	1.6	- 1.9		3.1	- 1.4
Income before Income Taxes and Minority Interests	49.1	78.3	+ 29.1 (+ 59.2%)		71.0	+ 7.3 (+ 10.3%)

Consolidated Tokyu EBITDA



[Year-on-year comparison] Decreased overall as a result of the partial closure of the Toyoko Store of Tokyu Department Store and increased expenses for the railway business, despite the contribution of Shibuya Hikarie and Musashi-kosugi Tokyu Square in the real estate leasing business.

[Comparison with Nov. Forecast] Increased based on the last-minute purchase of commuter tickets ahead of the consumption tax hike and the strong performance of Tokyu Hotels.

(Billion yen)

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Transportation	71.7	70.4	- 1.3 (- 1.8%)		69.1	+ 1.2 (+ 1.9%)
Railway Operations of the Company	65.8	64.5	- 1.3	Increase in Expenses, etc.	63.8	+ 0.6
Tokyu Bus	3.1	3.6	+ 0.4		3.1	+ 0.4
Others	2.6	2.3	- 0.3		2.1	+ 0.1
Real Estate	47.9	49.6	+ 1.7 (+ 3.7%)		49.8	- 0.2 (- 0.4%)
Real Estate Sales of the Company	10.4	9.3	- 1.1	Decrease in Land Sales, etc.	10.5	- 1.1
Real Estate Leasing of the Company	29.3	31.9	+ 2.5	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	32.0	- 0.1
Others	8.0	8.4	+ 0.3		7.3	+ 1.0
Life Service	20.6	19.2	- 1.3 (- 6.7%)		18.7	+ 0.5 (+ 2.8%)
Tokyu Department Store	8.2	6.1	- 2.1	Partial Closing of Tokyu Department Store's Toyoko Store	5.8	+ 0.2
Tokyu Store Chain	3.3	3.6	+ 0.3		3.4	+ 0.1
its communications	5.6	6.0	+ 0.3		6.3	- 0.3
Others	3.3	3.4	+ 0.0		3.0	+ 0.3
Hotel and Resort	5.1	5.3	+ 0.1 (+ 3.1%)		5.4	- 0.0 (- 1.0%)
Tokyu Hotels, etc.	4.6	5.3	+ 0.7		4.8	+ 0.5
Others	0.5	0.0	- 0.5		0.5	- 0.5
Business Support	3.8	4.2	+ 0.3 (+ 8.9%)		3.7	+ 0.5 (+ 13.7%)
Tokyu Agency	0.4	0.4	- 0.0		0.7	- 0.3
Others	3.4	3.8	+ 0.4		2.9	+ 0.8
Elimination, etc.	0.2	- 0.1	- 0.3		0.2	- 0.3
Total	149.6	148.8	- 0.8 (- 0.5%)		147.1	+ 1.7 (+ 1.2%)

* 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 increased as a result of the contribution of the mutual direct train service with the Tokyo Metro Fukutoshin Line and the last-minute purchase of commuter tickets ahead of the consumption tax hike, despite the effects on the railway operations by bad weather such as typhoons and snow.

[Comparison with Nov. Forecast] Both revenue and profit rose thanks to the last-minute purchase of commuter tickets ahead of the consumption tax hike, etc.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Operating Revenue	187.2	192.0	+ 4.8 (+ 2.6%)	Passengers Carried: +2.5% (Non-commuter: +0.8%; Commuter: +3.7%) □ Passenger Revenue: +2.0% (Non-commuter: +0.9%; Commuter: +3.4%)	191.2	+ 0.8 (+ 0.5%)
Railway Operations of the Company	148.1	152.3	+ 4.2 (+ 2.8%)	Passenger Revenue: 133.6 (+2.6)	151.9	+ 0.3 (+ 0.2%)
Tokyu Bus	26.7	27.5	+ 0.7 (+ 2.9%)	Passengers Carried: +2.8%; Passenger Revenue: +3.1%	27.1	+ 0.3 (+ 1.3%)
Others	12.3	12.2	- 0.1 (- 1.2%)		12.0	+ 0.1 (+ 1.5%)
Operating Profit	18.0	21.1	+ 3.1 (+ 17.4%)		20.0	+ 1.1 (+ 6.0%)
Railway Operations of the Company	15.4	18.4	+ 3.0 (+ 19.6%)	[Operating Expense] Personnel Expenses: 23.4 (+1.5); Depreciation: 33.9 (+0.9)	17.9	+ 0.5 (+ 3.0%)
Tokyu Bus	1.4	1.8	+ 0.3 (+ 25.1%)		1.3	+ 0.4 (+ 37.0%)
Others	1.1	0.9	- 0.2 (- 21.8%)		0.7	+ 0.1 (+ 23.1%)
Depreciation	36.1	37.1	+ 0.9 (+ 2.5%)	Tokyu Corp. Railway Operations: +0.9	37.6	- 0.4 (- 1.3%)

Segment Information (2) Real Estate



[Year-on-year comparison] Revenue increased due to progress in sales of condominiums such as the Dresser Saginuma-no-mori in the Company's real estate sales. Profit rose owing to the contribution of the Company's real estate leasing of Shibuya Hikarie, Musashi-kosugi Tokyu Square, etc.

[Comparison with Nov. Forecast] Both revenue and profit declined as a result of reduced land sales in the Company's real estate sales.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
(Billion yen)						
Operating Revenue	163.6	193.0	+ 29.3 (+ 17.9%)		193.4	- 0.3 (- 0.2%)
Real Estate Sales of the Company	39.4	62.8	+ 23.3 (+ 59.3%)	[Sales] Company-owned Land: 34.7 (+14.1); Funds Turnover-type: 27.5 (+9.0)	65.1	- 2.3 (- 3.5%)
Real Estate Leasing of the Company	60.7	67.0	+ 6.3 (+ 10.4%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	65.8	+ 1.2 (+ 1.9%)
Others	63.5	63.1	- 0.3 (- 0.6%)		62.4	+ 0.7 (+ 1.1%)
Operating Profit	26.8	30.1	+ 3.3 (+ 12.4%)	[Sales Margin] Company-owned Land: 10.4 (-0.7); Funds Turnover-type: 4.7 (-0.2)	30.3	- 0.1 (- 0.6%)
Real Estate Sales of the Company	9.9	8.6	- 1.2 (- 12.9%)	Decrease in Land Sales	9.7	- 1.1 (- 11.6%)
Real Estate Leasing of the Company	11.7	16.2	+ 4.4 (+ 37.8%)	Reduction in the Burden of Opening Shibuya Hikarie; Opening of Musashi-kosugi Tokyu Square, etc.	16.2	- 0.0 (- 0.2%)
Others	5.0	5.2	+ 0.1 (+ 3.2%)		4.2	+ 0.9 (+ 23.4%)
Depreciation	20.4	18.7	- 1.7 (- 8.4%)	Tokyu Corp. Leasing: -1.8	18.6	+ 0.1 (+ 0.6%)

Segment Information (3) Life Service



[Year-on-year comparison] Revenue fell due to the partial closure of the Toyoko Store of Tokyu Department Store, despite strong sales at Tokyu Store Chain and ITS COM. Operating income remained unchanged from the previous year after the decline in revenue was offset by strong sales at existing Department Stores and Tokyu Store Chain.

[Comparison with Nov. Forecast] Both revenue and profit increased as a result of strong sales at Tokyu Store Chain.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Operating Revenue	527.6	524.8	- 2.7 (- 0.5%)		520.8	+ 4.0 (+ 0.8%)
Tokyu Department Store	245.7	233.8	- 11.9 (- 4.9%)	Decline Attributed to the Closure of East Building of Toyoko Store Rate of Change in Sales: -7.8% (Existing Stores)	234.6	- 0.8 (- 0.4%)
Tokyu Store Chain	206.6	209.8	+ 3.1 (+ 1.5%)	Rate of Change in Sales All Stores: +1.5%; Existing Stores: +3.8%	206.6	+ 3.1 (+ 1.5%)
its communications	20.9	23.7	+ 2.7 (+ 13.3%)	Rise in the Number of Users	23.2	+ 0.4 (+ 2.0%)
Others	54.2	57.5	+ 3.2 (+ 5.9%)		56.2	+ 1.2 (+ 2.3%)
Operating profit	5.9	5.8	- 0.0 (- 1.5%)		5.1	+ 0.7 (+ 15.3%)
Tokyu Department Store	1.7	0.5	- 1.2 (- 70.9%)	A decline attributed to the closure of East Building of Toyoko Store was narrowed by existing stores.	0.2	+ 0.2 (+ 83.6%)
Tokyu Store Chain	0.5	1.1	+ 0.6 (+ 132.6%)		0.8	+ 0.3 (+ 43.9%)
its communications	2.0	2.5	+ 0.5 (+ 25.4%)		2.6	- 0.0 (- 1.7%)
Others	2.2	2.2	- 0.0 (- 0.5%)		1.9	+ 0.3 (+ 15.8%)
Depreciation	14.0	12.7	- 1.2 (- 9.2%)	Tokyu Department Store: -0.8	13.1	- 0.3 (- 2.7%)

Segment Information (4) Hotel and Resort



[Year-on-year comparison] Both revenue and profit increased, particularly in the guest room division of Tokyu Hotels as a result of high occupancy rates, higher average daily rates, etc.

[Comparison with Nov. Forecast] Both revenue and profit rose owing to reduced expenses in addition to consistently high occupancy rates and higher average daily rates.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Operating Revenue	89.6	92.4	+ 2.8 (+ 3.2%)		92.2	+ 0.2 (+ 0.3%)
Tokyu Hotels, etc. *	72.3	75.7	+ 3.3 (+ 4.7%)	Occupancy Rates: 84.0% (year on year +1.6 points)	75.2	+ 0.4 (+ 0.7%)
Others	17.2	16.7	- 0.5 (- 3.2%)		16.9	- 0.2 (- 1.4%)
Operating Profit	1.4	1.5	+ 0.0 (+ 5.2%)		1.5	+ 0.0 (+ 1.0%)
Tokyu Hotels, etc. *	1.8	2.4	+ 0.5 (+ 29.2%)		2.1	+ 0.3 (+ 15.4%)
Others	- 0.4	- 0.9	- 0.4 (-)		- 0.6	- 0.3 (-)
Depreciation	3.7	3.6	- 0.0 (- 1.9%)		3.7	- 0.0 (- 1.8%)

* "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.

Segment Information (5) Business Support



[Year-on-year comparison] Revenue declined due to a reactionary fall from large orders received last year by Tokyu Geox. Profit increased for the entire segment due to accumulated profit at other subsidiaries.

[Comparison with Nov. Forecast] Revenue fell due to reduced advertising orders received by Tokyu Agency. Profit increased for the entire segment due to accumulated profit at other subsidiaries.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Operating Revenue	175.6	159.7	- 15.8 (- 9.0%)		165.0	- 5.2 (- 3.2%)
Tokyu Agency	93.5	95.8	+ 2.2 (+ 2.4%)	Sales Promotion: +3.8; Mass Media: -2.2	100.5	- 4.7 (- 4.7%)
Others	82.0	63.9	- 18.1 (- 22.1%)	Tokyu Geox: -14.5	64.4	- 0.5 (- 0.8%)
Operating Profit	3.0	3.4	+ 0.4 (+ 13.3%)		2.9	+ 0.5 (+ 19.2%)
Tokyu Agency	0.4	0.3	- 0.0 (- 11.2%)		0.7	- 0.3 (- 47.7%)
Others	2.7	3.1	+ 0.3 (+ 14.1%)		2.2	+ 0.9 (+ 41.1%)
Depreciation	0.7	0.7	- 0.0 (- 0.4%)		0.8	- 0.0 (- 6.5%)

Balance Sheets



[Total assets] Increased as a result of the acquisition of land for Shibuya Hikarie, etc.

[Net assets] Net assets increased 7.6%, to 537.7 billion yen, due to a steady rise in retained earnings.

[Financial soundness] The D/E ratio was 1.9, a rise from the end of the previous period, and the equity ratio was up 1.1%, to 25.3%.

(Billion yen)

	2013/3 Results	2014/3 Results	Change	Remarks
Total Assets	1,964.4	2,021.7	+ 57.3 (+ 2.9%)	
Current Assets	253.4	296.4	+ 43.0 (+ 17.0%)	
Fixed Assets	1,711.0	1,725.3	+ 14.3 (+ 0.8%)	Acquisition of Land for Shibuya Hikarie
Total Liabilities	1,464.9	1,484.0	+ 19.1 (+ 1.3%)	
Current Liabilities	485.9	577.8	+ 91.9 (+ 18.9%)	Interest-bearing Debt: +69.7
Fixed Liabilities	954.9	881.4	- 73.5 (- 7.7%)	Interest-bearing Debt: -79.2
Reserves under Special Law	23.9	24.7	+ 0.7 (+ 3.1%)	
Total Net Assets	499.5	537.7	+ 38.1 (+ 7.6%)	Equity Capital: +48.4; Other Cumulative Comprehensive Income: -12.8; Minority Interest: +2.5
Equity	476.1	511.7	+ 35.6 (+ 7.5%)	Net income: +56.4; Dividends: -8.8
Interest-bearing Debt at End of Period	999.5	990.0	- 9.5 (- 1.0%)	
Equity Ratio	24.2%	25.3%	+ 1.1P	
D/E Ratio (Times)	2.1	1.9	- 0.2	

Statements of Cash Flow



[Year-on-year comparison] Expenses decreased and income increased in the operating cash flow as a result of growth in condominium sales and a reactionary fall from the expenditure for land and buildings in Vietnam last year. Expenses increased and income decreased in investment cash flow due to the acquisition of land for Shibuya Hikarie and Setagaya Business Square. As a result, free cash flow increased 18.7 billion yen and interest-bearing debt decreased 9.5 billion yen.

[Comparison with Nov. Forecast] Free cash flow increased 53.9 billion yen and interest-bearing debt decreased 23.4 billion yen as capital expenditure for some properties was withheld after inspections in the Company's real estate leasing.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
CF from Operating Activities	122.5	156.7	+ 34.1	Increase in Condominium Sales; Reactionary Fall from the Expenditure for Land and Buildings in Vietnam	130.7	+ 25.9
CF from Investing Activities	- 90.7	- 106.1	- 15.3		- 134.2	+ 28.0
Capital Expenditure	- 121.8	- 130.3	- 8.5	Acquisition of Land for Shibuya Hikarie; Decrease in the Reaction to the Completion of Shibuya Hikarie	- 158.6	+ 28.2
Subsidies Received for Construction	7.8	7.3	- 0.5		7.5	- 0.1
Gain on Sale of Assets	25.4	20.6	- 4.7	[FY2013/3] Transfer of Tokyu Car Corporation [FY2014/3] Transfer of Tokyu Toranomon Building	18.0	+ 2.6
CF from Financial Activities	- 37.9	- 22.3	+ 15.6		3.4	- 25.7
Interest-bearing Debt Net Increase/Decrease	- 36.6	- 9.6	+ 26.9		13.9	- 23.6
Dividend Payment	- 8.7	- 8.8	- 0.0		- 8.8	- 0.0
Free Cash Flow	31.8	50.5	+ 18.7		- 3.4	+ 53.9
Interest-bearing Debt at End of Period	999.5	990.0	- 9.5		1,013.5	- 23.4

Capital Expenditure



[Year-on-year comparison] Overall, increased 11.4 billion yen as a result of the acquisition of land for Shibuya Hikarie, Setagaya Business Square, renewal construction of Tokyu Department Stores, etc.

[Comparison with November] Fell 19.4 billion yen, partly because the acquisition of some properties was withheld after inspections.

	2013/3 Results	2014/3 Results	Change	Remarks	Forecast as of Nov.	Change
Total Capital Expenditure	128.7	140.2	+ 11.4 (+ 8.9%)		159.7	- 19.4 (- 12.2%)
Transportation	51.8	53.3	+ 1.4 (+ 2.9%)	Tokyu Corp. Railway Operations: +1.1	58.4	- 5.0 (- 8.7%)
Real Estate	52.0	60.5	+ 8.4 (+ 16.2%)	Tokyu Corp. Leasing: +9.0; Becamex Tokyu: -12.6	74.9	- 14.3 (- 19.2%)
Life Service	16.5	18.2	+ 1.6 (+ 10.2%)	Tokyu Department Store: +1.5	19.0	- 0.7 (- 4.0%)
Hotel and Resort	4.0	6.0	+ 1.9 (+ 48.3%)	Tokyu Hotels, etc.: +1.7	5.4	+ 0.6 (+ 11.7%)
Business Support	1.4	0.8	- 0.5 (- 39.9%)		0.5	+ 0.3 (+ 78.4%)
Headquarters	3.3	1.7	- 1.6		3.0	- 1.2
Elimination	- 0.6	- 0.4	+ 0.1		- 1.5	+ 1.0
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	41.8	37.4	- 4.4 (- 10.6%)	Company-owned Land: +10.2; Funds Turnover-type: +3.7; Becamex Tokyu: -18.5	48.3	- 10.8 (- 22.5%)

* 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.

V . Details of Financial Forecasts for FY2015/3

Summary of Consolidated Financial Statements



(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	1,083.0	1,068.8	- 14.2 (- 1.3%)	Real Estate: -14.3; Life Service: -7.4; Transportation: +0.2; Hotel and Resort: +2.7; Business Support: +5.4
Operating Profit	62.1	70.0	+ 7.8 (+ 12.6%)	Transportation: +3.5; Real Estate: +3.0; Hotel and Resort: +1.1; Business Support: +0.0; Life Service: +0.0
Non-operating Revenue	16.4	10.0	- 6.4 (- 39.1%)	Amortization of Negative Goodwill: 0.0 (-3.4); Investment Gains from Equity Method: 5.9 (-0.5)
Non-operating Expenses	15.9	16.5	+ 0.5 (+ 3.1%)	
Recurring Profit	62.6	63.5	+ 0.8 (+ 1.4%)	
Extraordinary Gains	31.1	3.9	- 27.2 (- 87.5%)	Gain on Subsidies Received for Construction: 1.5 (-13.2); Gains on the change in shareholders' equity: 0.0 (-7.3)
Extraordinary Losses	15.4	7.0	- 8.4 (- 54.8%)	Loss on Reduction of Subsidies Received for Construction: 1.5 (-7.3);
Income before Income Taxes and Minority Interests	78.3	60.4	- 17.9 (- 22.9%)	
Corporate Income Taxes	20.8	21.7	+ 0.8 (+ 3.9%)	Income Taxes: 10.2 (+1.2); Tax Adjustment: 11.5 (-0.4)
Income before Minority Interests	57.4	38.7	- 18.7 (- 32.6%)	
Minority Interest in Earnings of Consolidated Subsidiaries	0.9	0.7	- 0.2 (- 23.5%)	
Net Income	56.4	38.0	- 18.4 (- 32.7%)	
Tokyu EBITDA	148.8	154.7	+ 5.8 (+ 4.0%)	Real Estate: +2.6; Hotel and Resort: +2.6

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

Consolidated Operating Revenue and Profit



[Year-on-year comparison] Revenue will decline, partly due to the reactionary fall from large condominium sales in the Company's real estate sales last year and the closure of several stories of Tokyu Store Chain. Profit will increase, owing partly to reduced railway expenses and the contribution of the Company's real estate leasing.

(Billion yen)

		2014/3 Results	2015/3 Forecast	Change	Remarks
Total Operating Revenue		1,083.0	1,068.8	- 14.2 (- 1.3%)	
Total Operating Profit		62.1	70.0	+ 7.8 (+ 12.6%)	
Transportation	Operating Revenue	192.0	192.3	+ 0.2 (+ 0.1%)	Tokyu Corp. Railway Operations: +0.5
	Operating Profit	21.1	24.7	+ 3.5 (+ 16.6%)	Tokyu Corp. Railway Operations: +3.8
Real Estate	Operating Revenue	193.0	178.7	- 14.3 (- 7.4%)	Tokyu Corp. Sales: -17.5; Tokyu Corp. Leasing: +0.0
	Operating Profit	30.1	33.2	+ 3.0 (+ 10.2%)	Tokyu Corp. Sales: +0.5; Tokyu Corp. Leasing: +2.1
Life Service	Operating Revenue	524.8	517.4	- 7.4 (- 1.4%)	Tokyu Department Store: -1.6; Tokyu Store Chain: -9.8; its communications: +1.1
	Operating Profit	5.8	5.9	+ 0.0 (+ 0.3%)	Tokyu Department Store: -0.6; Tokyu Store Chain: -0.1; its communications: +0.4
Hotel and Resort	Operating Revenue	92.4	95.2	+ 2.7 (+ 3.0%)	Tokyu Hotels, etc.: +1.6
	Operating Profit	1.5	2.7	+ 1.1 (+ 78.2%)	Tokyu Hotels, etc.: +0.3
Business Support	Operating Revenue	159.7	165.2	+ 5.4 (+ 3.4%)	Tokyu Agency: +4.9
	Operating Profit	3.4	3.5	+ 0.0 (+ 1.2%)	Tokyu Agency: +0.6
Elimination etc.	Operating Revenue	- 79.1	- 80.0	- 0.8	
	Operating Profit	0.0	0.0	+ 0.0	

Non-Operating and Extraordinary Gain/Loss



[Non-operating profit/expenses] Non-operating profit will decrease by the amortization of negative goodwill and investment gains from equity method accounting.

[Extraordinary gains/loss] Extraordinary gains will decrease by a decline in gains on the change in shareholders' equity and gains on the sale of fixed assets.

	2014/3 Results	2015/3 Forecast	Change	Remarks	(Billion yen)
Operating Profit	62.1	70.0	+ 7.8 (+ 12.6%)		
Non-operating Revenue	16.4	10.0	- 6.4 (- 39.1%)		
Interest and Dividend Income	1.5	1.3	- 0.2		
Investment Gain from Equity Method	6.1	5.6	- 0.5	Tokyu Fudosan Holdings: 4.0 (-0.1)	
Amortization of Negative Goodwill	3.4	0.0	- 3.4		
Others	5.2	3.1	- 2.1		
Non-operating Expenses	15.9	16.5	+ 0.5 (+ 3.1%)		
Interest	13.0	12.9	- 0.1		
Others	2.9	3.6	+ 0.6		
Recurring profit	62.6	63.5	+ 0.8 (+ 1.4%)		
Extraordinary Gains	31.1	3.9	- 27.2 (- 87.5%)		
Gain on Sale of Fixed Assets	6.0	0.1	- 5.9	[Previous year] Transfer of Tokyu Toranomom Building	
Gain on Subsidies Received for Construction	14.7	1.5	- 13.2		
Gain on Reversal of Urban Railways Improvement Reserve	1.8	1.9	+ 0.0		
Others	8.4	0.4	- 8.0	[Previous year] Gains on the change in shareholders' equity associated with the conversion of Tokyu Land Corporation into a holding company: 7.3	
Extraordinary Losses	15.4	7.0	- 8.4 (- 54.8%)		
Loss on Disposal of Fixed Assets	1.0	1.3	+ 0.2		
Impairment Loss	1.2	0.0	- 1.2		
Loss on Reduction of Subsidies Received for Construction	8.8	1.5	- 7.3		
Transfer to Urban Railways Improvement Reserve	2.6	2.3	- 0.3		
Others	1.6	1.9	+ 0.2		
Income before Income Taxes and Minority Interests	78.3	60.4	- 17.9 (- 22.9%)		

Consolidated Tokyu EBITDA



[Year-on-year comparison] Increase overall due to the contribution of the Company's real estate leasing and iTS COM, despite a decline in the Company's railway operations.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Transportation	70.4	69.6	- 0.8 (- 1.2%)	
Railway Operations of the Company	64.5	63.7	- 0.7	
Tokyu Bus	3.6	3.6	+ 0.0	
Others	2.3	2.1	- 0.1	
Real Estate	49.6	52.3	+ 2.6 (+ 5.3%)	
Real Estate Sales of the Company	9.3	9.7	+ 0.4	
Real Estate Leasing of the Company	31.9	33.3	+ 1.4	
Others	8.4	9.1	+ 0.7	
Life Service	19.2	20.5	+ 1.2 (+ 6.4%)	
Tokyu Department Store	6.1	5.8	- 0.2	
Tokyu Store Chain	3.6	3.3	- 0.3	
its communications	6.0	6.9	+ 0.9	
Others	3.4	4.2	+ 0.7	
Hotel and Resort	5.3	8.0	+ 2.6 (+ 49.5%)	
Tokyu Hotels, etc.	5.3	6.9	+ 1.5	
Others	0.0	1.0	+ 1.0	
Business Support	4.2	4.3	+ 0.0 (+ 1.7%)	
Tokyu Agency	0.4	1.0	+ 0.6	
Others	3.8	3.2	- 0.5	
Elimination, etc.	- 0.1	0.0	+ 0.1	
Total	148.8	154.7	+ 5.8 (+ 4.0%)	

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

Segment Information (1) Transportation



[Year-on-year comparison] Revenue will increase, partly because of an increased number of passengers carried as a result of the growing population along railway lines, despite a reactionary fall from the last-minute purchases of commuter tickets ahead of the consumption tax hike. Profit will increase, partly due to reduced expenses.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	192.0	192.3	+ 0.2 (+ 0.1%)	Passengers Carried: +0.2% (Non-commuter: +1.2%; Commuter: -0.5%) □ Passenger Revenue: +0.5% (Non-commuter: +1.6%; Commuter: -0.8%)
Railway Operations of the Company	152.3	152.9	+ 0.5 (+ 0.4%)	Passenger Revenue: 134.3 (+0.7)
Tokyu Bus	27.5	27.3	- 0.1 (- 0.6%)	
Others	12.2	12.0	- 0.2 (- 1.7%)	
Operating Profit	21.1	24.7	+ 3.5 (+ 16.6%)	
Railway Operations of the Company	18.4	22.3	+ 3.8 (+ 20.9%)	[Operating Expense] Personnel Expenses: 30.7 (-3.1); Depreciation: 33.5 (-0.3)
Tokyu Bus	1.8	1.5	- 0.2 (- 14.1%)	
Others	0.9	0.8	- 0.0 (- 10.2%)	
Depreciation	37.1	37.0	- 0.1 (- 0.3%)	Tokyu Corp. Railway Operations: -0.3

Segment Information (2) Real Estate



[Year-on-year comparison] Revenue will fall after a reactionary fall from large condominium sales in the previous year in the Company's real estate sales. Profit will rise due to reduced expenses for the opening of Shibuya Hikarie in the Company's real estate leasing.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	193.0	178.7	- 14.3 (- 7.4%)	
Real Estate Sales of the Company	62.8	45.2	- 17.5 (- 27.9%)	[Sales] Company-owned Land: 15.4 (-19.2); Funds Turnover-type: 29.2 (+1.7)
Real Estate Leasing of the Company	67.0	67.0	+ 0.0 (+ 0.0%)	
Others	63.1	66.3	+ 3.2 (+ 5.1%)	
Operating Profit	30.1	33.2	+ 3.0 (+ 10.2%)	
Real Estate Sales of the Company	8.6	9.1	+ 0.5 (+ 6.3%)	[Sales Margin] Company-owned Land: 10.0 (-0.4); Funds Turnover-type: 6.9 (+2.2)
Real Estate Leasing of the Company	16.2	18.3	+ 2.1 (+ 13.0%)	
Others	5.2	5.6	+ 0.4 (+ 8.0%)	
Depreciation	18.7	17.8	- 0.9 (- 4.9%)	Tokyu Corp. Leasing: -1.2

Segment Information (3) Life Service



[Year-on-year comparison] Revenue will decline due to the closure of Tokyu Store Chain and reduced shopping at Tokyu Department Stores as a result of increased consumption tax. Operating income will remain unchanged from the previous year after the decline in revenue is offset by increased sales at ITS COM.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	524.8	517.4	- 7.4 (- 1.4%)	
Tokyu Department Store	233.8	232.1	- 1.6 (- 0.7%)	Rate of Change in Sales: -0.7%
Tokyu Store Chain	209.8	199.9	- 9.8 (- 4.7%)	Rate of Change in Sales All Stores: -4.9%; Existing Stores: +0.7%
its communications	23.7	24.9	+ 1.1 (+ 5.0%)	
Others	57.5	60.4	+ 2.8 (+ 5.0%)	
Operating profit	5.8	5.9	+ 0.0 (+ 0.3%)	
Tokyu Department Store	0.5	- 0.0	- 0.6 (-)	
Tokyu Store Chain	1.1	1.0	- 0.1 (- 11.2%)	
its communications	2.5	3.0	+ 0.4 (+ 17.4%)	
Others	2.2	2.5	+ 0.2 (+ 11.5%)	
Depreciation	12.7	14.0	+ 1.2 (+ 9.9%)	

Segment Information (4) Hotel and Resort



[Year-on-year comparison] Both revenue and profit will increase at Tokyu Hotels by maintaining high guest room occupancy and raising average daily rates.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	92.4	95.2	+ 2.7 (+ 3.0%)	
Tokyu Hotels, etc. *	75.7	77.3	+ 1.6 (+ 2.1%)	Occupancy Rates: 84.1% (year on year +0.1 points)
Others	16.7	17.8	+ 1.1 (+ 6.7%)	
Operating Profit	1.5	2.7	+ 1.1 (+ 78.2%)	
Tokyu Hotels, etc. *	2.4	2.8	+ 0.3 (+ 14.9%)	
Others	- 0.9	- 0.1	+ 0.8 (-)	
Depreciation	3.6	4.2	+ 0.5 (+ 15.7%)	

* "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.

Segment Information (5) Business Support



[Year-on-year comparison] Despite the increased revenue and profit of Tokyu Agency as a result of aggressive sales activities, the operating income of the entire segment will remain unchanged from the previous year due to reduced profit at other companies.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Operating Revenue	159.7	165.2	+ 5.4 (+ 3.4%)	
Tokyu Agency	95.8	100.7	+ 4.9 (+ 5.2%)	
Others	63.9	64.4	+ 0.4 (+ 0.7%)	
Operating Profit	3.4	3.5	+ 0.0 (+ 1.2%)	
Tokyu Agency	0.3	1.0	+ 0.6 (+ 173.3%)	
Others	3.1	2.5	- 0.6 (- 19.5%)	
Depreciation	0.7	0.8	+ 0.0 (+ 7.0%)	

Statements of Cash Flow



[Year-on-year comparison] Expenses will increase and income will decrease in the operating cash flow as a result of a fall in condominium sales, among other factors. Expenses will decrease and income will increase in investment cash flow due to reduced capital expenditure offsetting the decrease in revenue from the sale of assets. As a result, free cash flow will decrease 27.3 billion yen and interest-bearing debt will decrease 36.6 billion yen.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
CF from Operating Activities	156.7	128.0	- 28.6	Decrease in Condominium Sales
CF from Investing Activities	- 106.1	- 104.9	+ 1.2	
Capital Expenditure	- 130.3	- 109.9	+ 20.4	[Previous year] Acquisition of Land for Shibuya Hikarie
Subsidies Received for Construction	7.3	5.4	- 1.9	
Gain on Sale of Assets	20.6	1.0	- 19.6	[Previous year] Transfer of Tokyu Toranomom Building
CF from Financial Activities	- 22.3	- 48.1	- 25.8	
Interest-bearing Debt Net Increase/Decrease	- 9.6	- 34.7	- 25.1	
Dividend Payment	- 8.8	- 10.1	- 1.2	
Free Cash Flow	50.5	23.1	- 27.3	
Interest-bearing Debt at End of Period	990.0	953.4	- 36.6	

Capital Expenditure



[Year-on-year comparison] Decline 30.3 billion yen overall due to a reactionary fall from the acquisition of land for Shibuya Hikarie and Setagaya Business Square and renewal work on the Toyoko Store of Tokyu Department Store that existed in the previous year.

(Billion yen)

	2014/3 Results	2015/3 Forecast	Change	Remarks
Total Capital Expenditure	140.2	109.9	- 30.3 (- 21.6%)	
Transportation	53.3	56.4	+ 3.0 (+ 5.8%)	Tokyu Corp. Railway Operations: +3.4
Real Estate	60.5	34.7	- 25.8 (- 42.6%)	Tokyu Corp. Leasing: -15.3
Life Service	18.2	11.6	- 6.6 (- 36.4%)	Tokyu Department Store: -7.6
Hotel and Resort	6.0	5.2	- 0.8 (- 13.8%)	
Business Support	0.8	1.3	+ 0.4 (+ 45.7%)	
Headquarters	1.7	2.2	+ 0.4	
Elimination	- 0.4	- 1.5	- 1.0	
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	37.4	37.5	+ 0.0 (+ 0.2%)	Company-owned Land:-10.2; Funds Turnover-type: +7.5

* 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.

(Reference)

(First Half of FY2015/3)

Summary of Consolidated Financial Statements



(Billion yen)

	2014/3 1H Results	2015/3 1H Forecast	Change	Remarks
Operating Revenue	516.6	515.7	- 0.9 (- 0.2%)	Life Service: -2.5; Business Support: -0.1; Real Estate: +0.1; Transportation: +0.8; Hotel and Resort: +1.1
Operating Profit	36.5	36.2	- 0.3 (- 0.9%)	Transportation: -1.0; Business Support: -0.4; Life Service: +0.0; Hotel and Resort: +0.5; Real Estate: +0.6
Non-operating Revenue	7.8	4.1	- 3.7 (- 47.6%)	Amortization of Negative Goodwill: 0.0 (-1.7); Investment Gains from Equity Method: 1.4 (-0.8)
Non-operating Expenses	8.0	8.5	+ 0.4 (+ 5.6%)	
Recurring Profit	36.2	31.8	- 4.4 (- 12.4%)	
Extraordinary Gains	8.0	1.4	- 6.6 (- 82.6%)	Gain on Sale of Fixed Assets: 0.1 (-5.8)
Extraordinary Losses	3.3	2.5	- 0.8 (- 24.6%)	
Income before Income Taxes and Minority Interests	41.0	30.7	- 10.3 (- 25.1%)	
Corporate Income Taxes	13.1	11.5	- 1.6 (- 12.5%)	Income Taxes: 5.0 (-0.1); Tax Adjustment: 6.5 (-1.4)
Income before Minority Interests	27.8	19.2	- 8.6 (- 31.1%)	
Minority Interest in Earnings of Consolidated Subsidiaries	0.4	0.3	- 0.1 (- 39.9%)	
Net Income	27.3	18.9	- 8.4 (- 30.9%)	
Tokyu EBITDA	74.6	73.5	- 1.1 (- 1.5%)	Transportation: -1.3

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

(First Half of FY2015/3)

Consolidated Operating Revenue and Profit



(Billion yen)

		2014/3 1H Results	2015/3 1H Forecast	Change	Remarks
Total Operating Revenue		516.6	515.7	- 0.9 (- 0.2%)	
Total Operating Profit		36.5	36.2	- 0.3 (- 0.9%)	
Transportation	Operating Revenue	95.2	96.1	+ 0.8 (+ 0.8%)	Tokyu Corp. Railway Operations: +0.7
	Operating Profit	17.3	16.3	- 1.0 (- 6.2%)	Tokyu Corp. Railway Operations: -0.4; Tokyu Bus: -0.4
Real Estate	Operating Revenue	79.1	79.3	+ 0.1 (+ 0.1%)	Tokyu Corp. Sales: -1.0; Tokyu Corp. Leasing: -0.0
	Operating Profit	14.1	14.8	+ 0.6 (+ 4.7%)	Tokyu Corp. Sales: +0.0; Tokyu Corp. Leasing: +0.6
Life Service	Operating Revenue	259.2	256.7	- 2.5 (- 1.0%)	Tokyu Department Store: -0.6; Tokyu Store Chain: -4.3; its communications: +1.0
	Operating Profit	3.0	3.1	+ 0.0 (+ 0.9%)	Tokyu Department Store: -0.1; Tokyu Store Chain: +0.1; its communications: +0.5
Hotel and Resort	Operating Revenue	46.1	47.3	+ 1.1 (+ 2.5%)	Tokyu Hotels, etc.: +1.0
	Operating Profit	1.1	1.7	+ 0.5 (+ 45.6%)	Tokyu Hotels, etc.: +0.3
Business Support	Operating Revenue	74.3	74.2	- 0.1 (- 0.2%)	Tokyu Agency: -0.0
	Operating Profit	0.7	0.3	- 0.4 (- 59.7%)	Tokyu Agency: +0.1
Elimination etc.	Operating Revenue	- 37.5	- 37.9	- 0.3	
	Operating Profit	0.0	0.0	+ 0.0	

(First Half of FY2015/3)

Non-Operating and Extraordinary Gain/Loss



(Billion yen)

	2014/3 1H Results	2015/3 1H Forecast	Change	Remarks
Operating Profit	36.5	36.2	- 0.3 (- 0.9%)	
Non-operating Revenue	7.8	4.1	- 3.7 (- 47.6%)	
Interest and Dividend Income	0.8	0.9	+ 0.0	
Investment Gain from Equity Method	2.2	1.4	- 0.8	Tokyu Fudosan Holdings: 1.0 (-0.7)
Amortization of Negative Goodwill	1.7	0.0	- 1.7	
Others	2.9	1.8	- 1.1	
Non-operating Expenses	8.0	8.5	+ 0.4 (+ 5.6%)	
Interest	6.7	6.3	- 0.4	
Others	1.3	2.2	+ 0.8	
Recurring profit	36.2	31.8	- 4.4 (- 12.4%)	
Extraordinary Gains	8.0	1.4	- 6.6 (- 82.6%)	
Gain on Sale of Fixed Assets	5.9	0.1	- 5.8	[Previous year] Transfer of Tokyu Toranomon Building
Gain on Subsidies Received for Construction	0.7	0.1	- 0.6	
Gain on Reversal of Urban Railways Improvement Reserve	0.9	0.9	+ 0.0	
Others	0.3	0.3	+ 0.0	
Extraordinary Losses	3.3	2.5	- 0.8 (- 24.6%)	
Loss on Disposal of Fixed Assets	0.4	1.0	+ 0.5	
Impairment Loss	0.1	0.0	- 0.1	
Loss on Reduction of Subsidies Received for Construction	0.6	0.1	- 0.5	
Transfer to Urban Railways Improvement Reserve	1.3	1.3	+ 0.0	
Others	0.7	0.1	- 0.6	
Income before Income Taxes and Minority Interests	41.0	30.7	- 10.3 (- 25.1%)	

(Non-Consolidated) Summary of Operating Results



(Billion yen)

	2013/3 Results	2014/3 Results	Change	Forecast as of Nov.	Change	2015/3 Forecast	Change	2014/3 1H Results	2015/3 1H Forecast	Change
Operating Revenue	259.2	293.7	+ 34.5 (+ 13.3%)	294.9	- 1.1 (- 0.4%)	276.4	- 17.3 (- 5.9%)	129.4	129.2	- 0.2 (- 0.2%)
Railway Operations	148.3	152.5	+ 4.2 (+ 2.9%)	152.2	+ 0.3 (+ 0.2%)	153.1	+ 0.5 (+ 0.4%)	75.8	76.5	+ 0.7 (+ 1.0%)
Real Estate Business	110.8	141.1	+ 30.3 (+ 27.3%)	142.7	- 1.5 (- 1.1%)	123.3	- 17.8 (- 12.7%)	53.6	52.6	- 1.0 (- 1.9%)
Real Estate Sales	40.2	63.6	+ 23.4 (+ 58.3%)	65.9	- 2.2 (- 3.4%)	45.9	- 17.7 (- 27.9%)	15.2	14.2	- 0.9 (- 6.5%)
Real Estate Leasing	70.6	77.5	+ 6.8 (+ 9.7%)	76.8	+ 0.7 (+ 1.0%)	77.4	- 0.1 (- 0.2%)	38.4	38.3	- 0.0 (- 0.1%)
Operating Expenses	220.6	250.8	+ 30.2 (+ 13.7%)	251.3	- 0.4 (- 0.2%)	225.5	- 25.3 (- 10.1%)	103.2	100.8	- 2.3 (- 2.3%)
Railway Operations	132.8	134.0	+ 1.2 (+ 0.9%)	134.3	- 0.2 (- 0.2%)	131.0	- 3.0 (- 2.3%)	60.2	61.4	+ 1.1 (+ 2.0%)
Real Estate Business	87.7	116.7	+ 28.9 (+ 33.0%)	117.0	- 0.2 (- 0.2%)	94.5	- 22.2 (- 19.1%)	42.9	39.3	- 3.5 (- 8.2%)
Real Estate Sales	30.2	56.8	+ 26.5 (+ 88.0%)	58.0	- 1.1 (- 2.0%)	36.6	- 20.2 (- 35.6%)	13.1	10.3	- 2.8 (- 21.3%)
Real Estate Leasing	57.5	59.9	+ 2.3 (+ 4.2%)	59.0	+ 0.9 (+ 1.6%)	57.9	- 2.0 (- 3.4%)	29.7	29.0	- 0.7 (- 2.5%)
Operating Profit	38.5	42.9	+ 4.3 (+ 11.2%)	43.6	- 0.6 (- 1.6%)	50.9	+ 7.9 (+ 18.6%)	26.2	28.3	+ 2.0 (+ 7.8%)
Railway Operations	15.4	18.4	+ 3.0 (+ 19.6%)	17.9	+ 0.5 (+ 3.2%)	22.1	+ 3.6 (+ 19.6%)	15.5	15.1	- 0.4 (- 2.7%)
Real Estate Business	23.1	24.4	+ 1.3 (+ 5.6%)	25.7	- 1.2 (- 4.9%)	28.8	+ 4.3 (+ 17.8%)	10.7	13.2	+ 2.5 (+ 23.5%)
Real Estate Sales	9.9	6.8	- 3.1 (- 31.6%)	7.9	- 1.0 (- 13.6%)	9.3	+ 2.4 (+ 36.3%)	2.0	3.8	+ 1.8 (+ 87.8%)
Real Estate Leasing	13.1	17.6	+ 4.4 (+ 33.9%)	17.8	- 0.1 (- 1.0%)	19.5	+ 1.8 (+ 10.6%)	8.6	9.3	+ 0.7 (+ 8.1%)
Recurring Profit	33.2	35.6	+ 2.4 (+ 7.2%)	36.9	- 1.2 (- 3.3%)	42.7	+ 7.0 (+ 19.7%)	23.7	25.4	+ 1.6 (+ 6.8%)
Net Income	29.1	29.8	+ 0.6 (+ 2.2%)	31.4	- 1.5 (- 5.0%)	27.2	- 2.6 (- 8.6%)	17.4	16.3	- 1.1 (- 6.7%)

(Non-Consolidated)

Itemized Expenses in Railway Operations



(Billion yen)

	2013/3 Results	2014/3 Results	Change	Forecast as of Nov.	Change	2015/3 Forecast	Change	2014/3 1H Results	2015/3 1H Forecast	Change
Operating Expenses	132.8	134.0	+ 1.2 (+ 0.9%)	134.3	- 0.2 (- 0.2%)	131.0	- 3.0 (- 2.3%)	60.2	61.4	+ 1.1 (+ 2.0%)
Personnel Expenses	21.8	23.4	+ 1.5 (+ 7.1%)	22.9	+ 0.4 (+ 1.9%)	23.1	- 0.2 (- 1.0%)	11.5	11.5	+ 0.0 (+ 0.2%)
Retirement Benefit Expenses	2.7	2.4	- 0.2 (- 8.7%)	2.4	+ 0.0 (+ 0.6%)	2.2	- 0.2 (- 8.1%)	1.2	1.1	- 0.1 (- 8.1%)
Power Costs	6.1	6.8	+ 0.7 (+ 12.3%)	6.8	+ 0.0 (+ 0.2%)	7.1	+ 0.2 (+ 3.2%)	3.5	3.7	+ 0.1 (+ 4.2%)
Repair Costs	7.9	8.5	+ 0.5 (+ 7.1%)	8.6	- 0.1 (- 1.3%)	8.7	+ 0.1 (+ 2.3%)	3.1	3.2	+ 0.1 (+ 3.9%)
Expenses	36.7	33.9	- 2.7 (- 7.6%)	33.5	+ 0.3 (+ 1.0%)	30.7	- 3.1 (- 9.2%)	11.8	12.8	+ 1.0 (+ 8.5%)
Taxes	5.6	5.9	+ 0.2 (+ 4.3%)	5.8	+ 0.0 (+ 0.2%)	6.2	+ 0.2 (+ 5.0%)	3.1	3.2	+ 0.1 (+ 3.4%)
Depreciation	32.9	33.9	+ 0.9 (+ 2.8%)	34.3	- 0.4 (- 1.4%)	33.5	- 0.3 (- 1.1%)	16.7	16.2	- 0.4 (- 3.0%)
Administrative Cost	14.3	14.1	- 0.1 (- 1.3%)	14.9	- 0.7 (- 5.1%)	14.6	+ 0.4 (+ 3.0%)	6.7	7.2	+ 0.4 (+ 7.1%)
Others	4.4	4.8	+ 0.3 (+ 8.8%)	4.5	+ 0.2 (+ 6.5%)	4.5	- 0.2 (- 5.3%)	2.3	2.2	- 0.0 (- 3.8%)