

Results in the First Half of FY2015/3 Presentation for Investments



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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

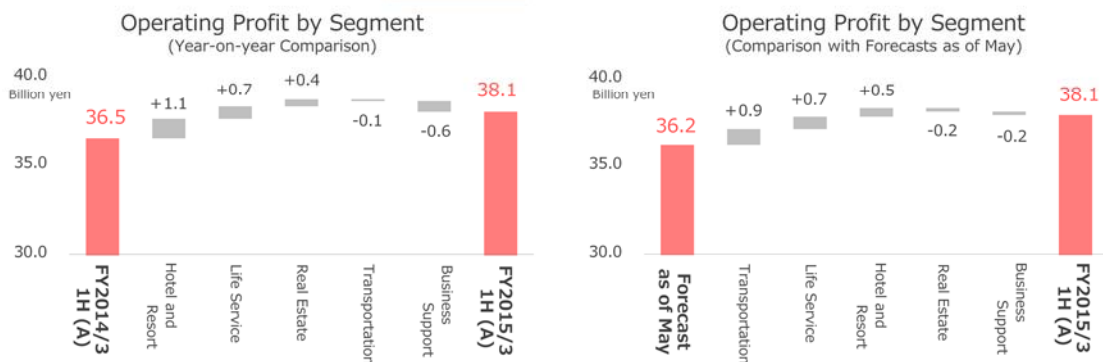
Main Points in the Results for 1H of FY2015/3



[Year-on-year comparison] Despite lower revenue in the real estate sales business (primarily condominium sales), operating profit increased largely because of the strong performance of Tokyu Hotels and Tokyu Store Chain. Net income also fell, largely because of the decline in gains on the sales of fixed assets.

[Comparison with the May Forecast] Operating profit increased largely because of the strong performance of Tokyu Store Chain. However, revenue fell due to the reactionary fall to last-minute purchase ahead of a consumption tax hike in railway operations. Net income increased, reflecting a rise in investment gains from equity method.

	1H Results	YoY Comparison		Comparison with Forecasts as of May	
Operating Revenue	515.5	- 1.1	(- 0.2%)	- 0.1	(- 0.0%)
Operating Profit	38.1	+ 1.6	(+ 4.4%)	+ 1.9	(+ 5.4%)
Recurring Profit	36.0	- 0.2	(- 0.8%)	+ 4.2	(+ 13.3%)
Net income	23.1	- 4.2	(- 15.5%)	+ 4.2	(+ 22.4%)



Main Points in the Results for the First Half of FY 2015/3

Operating revenue dropped 1.1 billion yen year on year as a backlash from strong sales of condominiums. However, the figures were nearly as forecasted.

Operating profit stood higher than in the preceding year and higher than forecasted. Tokyu Hotels continued to see a high guest room occupancy rates and raised average daily rates. After progress in structural reforms, existing stores of the Tokyu Store Chain achieved strong sales.

Recurring profit dropped 0.2 billion yen year on year after the negative goodwill amortization came to an end at the end of the preceding fiscal year. Meanwhile, it rose by 4.2 billion yen more than forecasted as a result of an increase in investment gain from equity-method.

Net income for the First Half was down 4.2 billion yen year on year due to the sales of the Tokyu Toranomon Building in the preceding fiscal year. It was, however, higher than forecasted by the amount nearly equivalent to the difference in recurring profit.

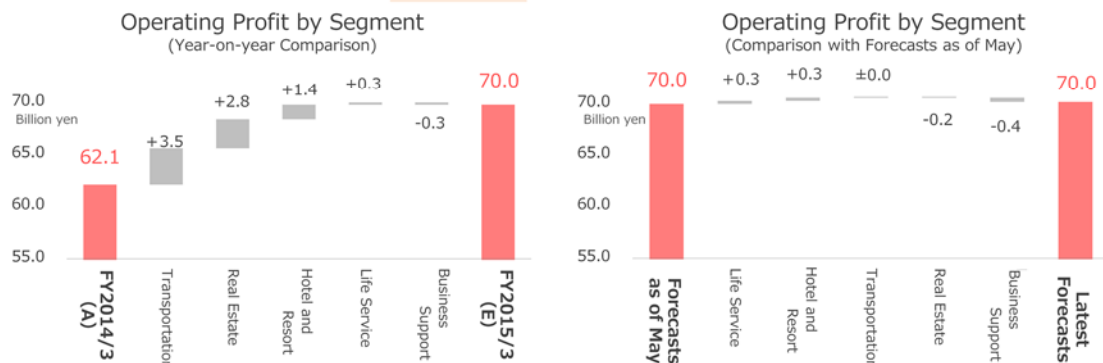
Main Points in Forecasts for FY2015/3



[Year-on-year comparison] Operating profit is expected to increase, primarily due to falling expenses in railway operations and the strong performance of the real estate leasing business. Net income is likely to fall because of declines in gains on the changes in shareholders' equity and gains on the sales of fixed assets in extraordinary gains.

[Comparison with the May Forecast] Operating revenue, operating profit, and net income are expected to remain consistent with the forecasts made in May, mainly reflecting the strong performance of Tokyu Store Chain. This will help offset the slow recovery of the Tokyu Department Store chain due to the effects of the consumption tax hike and the larger-than-expected fall in railway operations in response to last-minute purchase.

	Full Year Forecast	YoY Comparison	Comparison with Forecasts as of May
Operating Revenue	1,068.8	- 14.2 (- 1.3%)	+ 0.0 (+ 0.0%)
Operating Profit	70.0	+ 7.8 (+ 12.6%)	+ 0.0 (+ 0.0%)
Recurring Profit	63.5	+ 0.8 (+ 1.4%)	+ 0.0 (+ 0.0%)
Net income	38.0	- 18.4 (- 32.7%)	+ 0.0 (+ 0.0%)



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Main Points in Forecasts for FY 2015/3

Operating revenue is expected to fall 14.2 billion yen from the preceding fiscal year due to a decrease in sales of large-sized condominiums in reaction to strong sales in the preceding fiscal year.

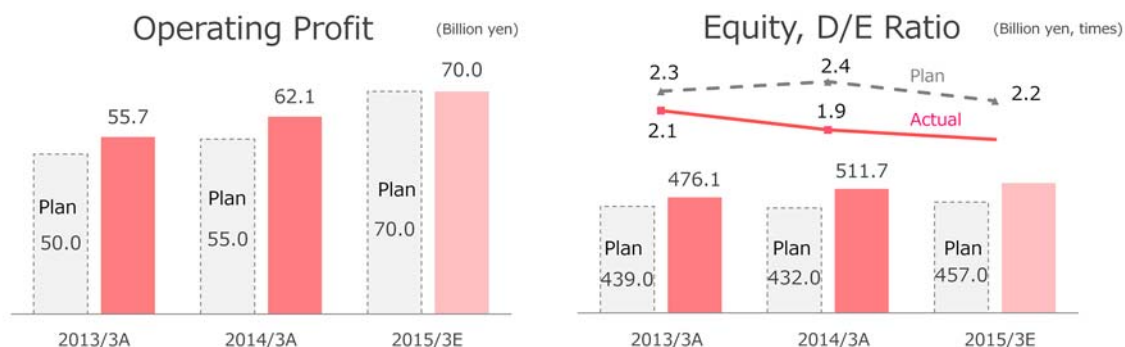
Operating income is expected to rise 7.8 billion yen year on year to 70 billion yen after the initial expected growth in profit has been steadily secured in the Transportation Business and in the Real Estate Business.

Recurring profit is forecasted to increase 0.8 billion yen year on year although the increase will be narrowed following the completion of the negative goodwill amortization.

Net income is forecasted to slide 18.4 billion yen to 38 billion yen, given declines in gains on change in equity after the establishment of Tokyu Fudosan Holdings Corporation and in gains on the sale of fixed assets. All the full-year forecast figures are expected to unfailingly achieve the initially forecasted levels.

II . Progress in Management Plan and Recent Initiatives

Progress of Three-Year Medium-Term Management Plan



By the end of August 2014, the Company acquired its own shares worth around 10 billion yen

- Period: From May 16, 2014 to August 29, 2014
 - Total number of shares acquired: 13,786,000 shares
[Equivalent to 1.09% of outstanding shares]
 - Cost: 9,999,475,984 yen
 - Number of shares outstanding after the cancellation: 1,249,739,752 shares
- * All shares bought back have been cancelled on September 30, 2014

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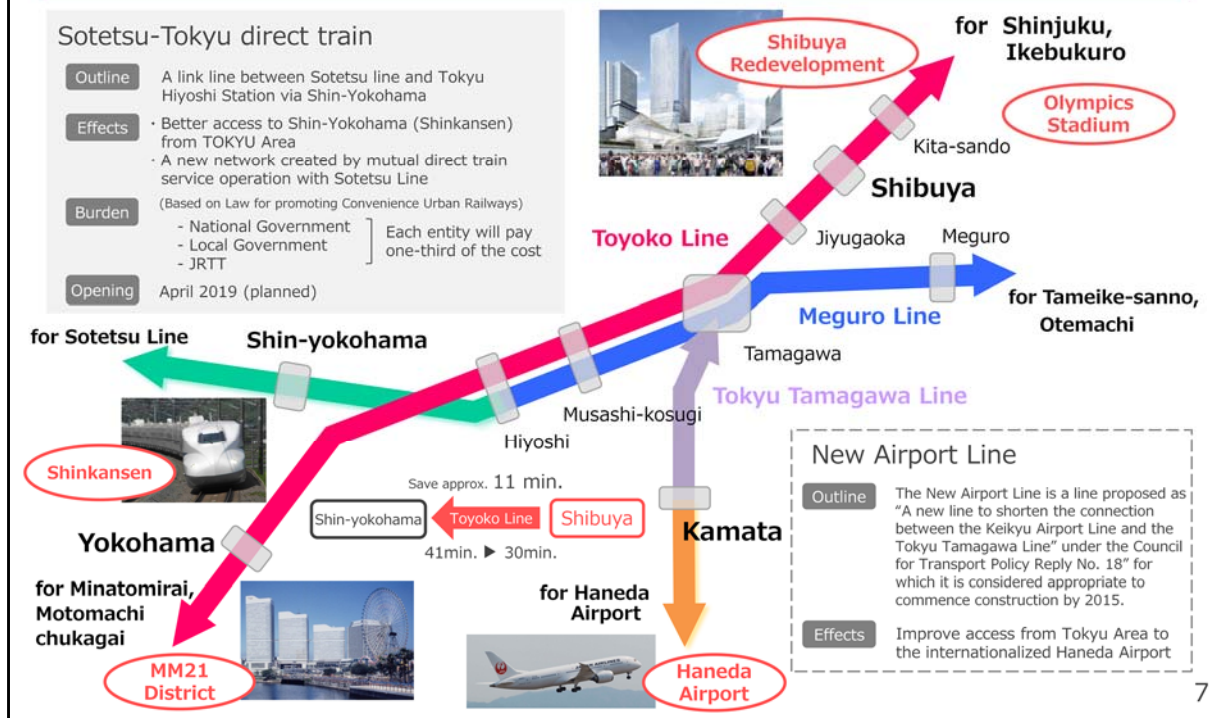
Progress of the Three-Year Medium-Term Management Plan

For the current fiscal year, which is the final fiscal year of the three-year medium-term management plan, operating profit is expected to reach the initial target of 70 billion yen. Accordingly, equity will steadily grow and the D/E ratio will be lower than initially planned.

With respect to the acquisition of treasury shares, we acquired treasury shares worth around 10 billion yen by August 29 to actually acquire some 14 million treasury shares. On September 30, cancellation was entirely finished.

This current fiscal year is the final fiscal year of the three-year medium-term management plan. We think that we will be able to meet the initial targets. We will be implementing the next medium-term management plan, which is currently being drawn up, in a bid to steadily speed up our growth.

Further Development of Railway Networks



Development of the Railway Network

We have been constantly developing our railway network for a long time in order to increase convenience for passengers. This has resulted in a 0.3% year on year growth in the number of passengers to around 560 million despite the decrease following last-minute purchases before the consumption tax hike. It is the highest first half figure ever.

In addition to the existing railway network, construction of the Sotetsu-Tokyu direct line is in steady progress with a view to commencing service in April 2019. This new line originates at Hiyoshi Station on the Toyoko Line via Shin-Yokohama Station, where Shinkansen trains are available, to Sotetsu Line.

The Council for Transport Policy under the Ministry of Land, Infrastructure, Transport and Tourism delivered a report saying that it would be desirable to start construction of a new airport line between our Kamata Station and Haneda Airport by 2015. Given that this is a project necessary to improve transport convenience between different parts in the Tokyo area and the airport and to further increase the appeal of Tokyo as an international city, we are willing to continue cooperating.

Update on the Development of Shibuya Station District



Overall plan		Construction cost (East Tower)	
Site area:	around 15,300m ²	Total amount	46,985 million yen
Floor area:	around 270,000m ²	Office zone (East Tower)	
Use:	Offices, Stores, Parking garages, etc.	High-grade office zone that offers rental office space totaling 70,000m ² . One of the largest spaces of its kind in the vicinity of Shibuya Station.	
Number of stories:	46 stories above ground, 7 stories below ground (East tower)	Commercial zone (East Tower)	
Height:	around 230m (East tower)	Large-scale commercial complex with a total shop area of approx. 30,000m ² . (Approx. 70,000m ² when construction is complete for all floors immediately above the station.)	
Period:	FY2014-FY2027		
Completion:	East tower: FY2019; Central / West tower: FY2027		
Operating body:	Tokyu Corporation, JR-East, Tokyo Metro		

Update on Redevelopment of the Shibuya Station District

For the East Tower in the Shibuya Station District, we conducted a ground-breaking ceremony on July 31, 2014 and commenced construction with a view towards completion in FY 2020/3. Serving as the main tower in the area, the East Tower will have an approximate height of 230 meters. It will accommodate a high-grade office space with an approximate area of 70,000 square meters on upper-level floors as well as a large-scale commercial facility with an approximate area of 30,000 square meters on lower-level floors. It will be Shibuya's new landmark.

In FY 2028/3, when the Central Tower and the West Tower will have been completed, a large commercial space of around 70,000 square meters, including the space of the East Tower, will have been developed. At that time, construction of the Station Square and the Urban Cores will have reached completion. Shibuya will be the city that always attracts global attention and that gathers the largest number of people as well as the largest volume of information. In this city, the three towers will play a central role.

Redevelopment of the Shibuya Station South District will be started within FY 2015/3. We are convinced that these two projects will transform Shibuya into a city truly worthy of the name "the Entertainment City."

Update on 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: 63,000m² Number of employees estimated at 8,000-10,000
The headquarters of Rakuten, Inc. will be relocated here.

Commercial Facilities Section

Outline: 11,000m², around 30 sections
Culture Convenience Club (CCC) will open a "lifestyle store," a new type of store, as a core tenant
CCC's floor area: 1-2F, around 7,160m²

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. 400m²



Received Japan's first provisional certificate LEED GOLD in urban development.

Received the highest ranking (AAA) under the "JHEP" guidelines for biodiversity. Also received Japan's first provisional gold certificate from the U.S. Green Building Association rating system in recognition of its initiatives for urban development that reside in harmony with the surrounding rich natural environment.



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Update on Phase II of the Futako-Tamagawa Redevelopment Project

Construction is making steady progress and will reach completion in April 2015. Rakuten, Inc. is set to relocate its head office to the office section. In the commercial facilities section, Culture Convenience Club Co., Ltd. will, as a main tenant, will be running an unprecedented home electric appliance store with a focus on lifestyle proposals. Apart from these, a hotel, a fitness club, a cinema complex, a studio hall and more will come into service to add to Futako-Tamagawa a new function as a new birthplace of various businesses and cultures.

After the facilities constructed in the Phase II project come into operation, the number of workers in Futako-Tamagawa will surge by at least 10,000. In view of the visitors to the commercial facilities as well, we anticipate a massive growth of railway passengers.

In October 2014, the project became Japan's first project to gain a preliminary gold certification in the category of urban development under the Leadership in Energy and Environmental Design (LEED) program, which is a global environmental certification system, in recognition of its urban development efforts seeking harmony with the surrounding great natural environment.

On the verge of the inauguration of the facilities created in the Phase II project, we hope that Futako-Tamagawa will further evolve into the most popular town in Japan for work and into a creative city that generates future growth for Japan and the rest of the world.

Initiatives to Increase Inbound Travelers



Shibuya, a town that attracts foreign travelers

Free Wi-Fi spots for foreign travelers
VISIT SHIBUYA Wi-Fi

Easy-to-understand introduction of Shibuya for foreign travelers
Shibuya Station Tourist Information Center



Participation in overseas events to attract more tourists
Using media to transmit the SHIBUYA brand

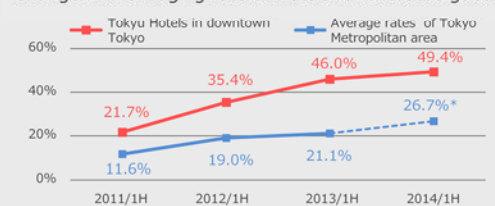


Change in tax-free sales at Tokyu Department Stores
(Sales for 2011 = 100)



* Change in sales for 1H (Feb - Jul) from 2011, which is assumed to be 100.
* Total sales of the Tokyu Toyoko Store, Head Store, and ShinQs.

Change in the lodging rate of Hotels for overseas guests



* Lodging rate for overseas guests for 1H (Apr-Sep).
* The average rate of the Tokyo Metropolitan area for 2014/1H is for the Apr-Jun period.
* Tokyu Hotels here indicates the total of the three hotels in Shibuya and the Capitol Hotel Tokyo.
* The average rates of the Tokyo Metropolitan area are based on the statistical survey on travel with accommodation conducted by Japan Tourism Agency.

Initiatives to Increase Inbound Travelers

A survey conducted by the Tokyo Metropolitan Government ranked Shibuya first in the list of places that travelers to Japan's capital city wanted to visit. Shibuya is visited by around 43% of those who visit Tokyo from overseas.

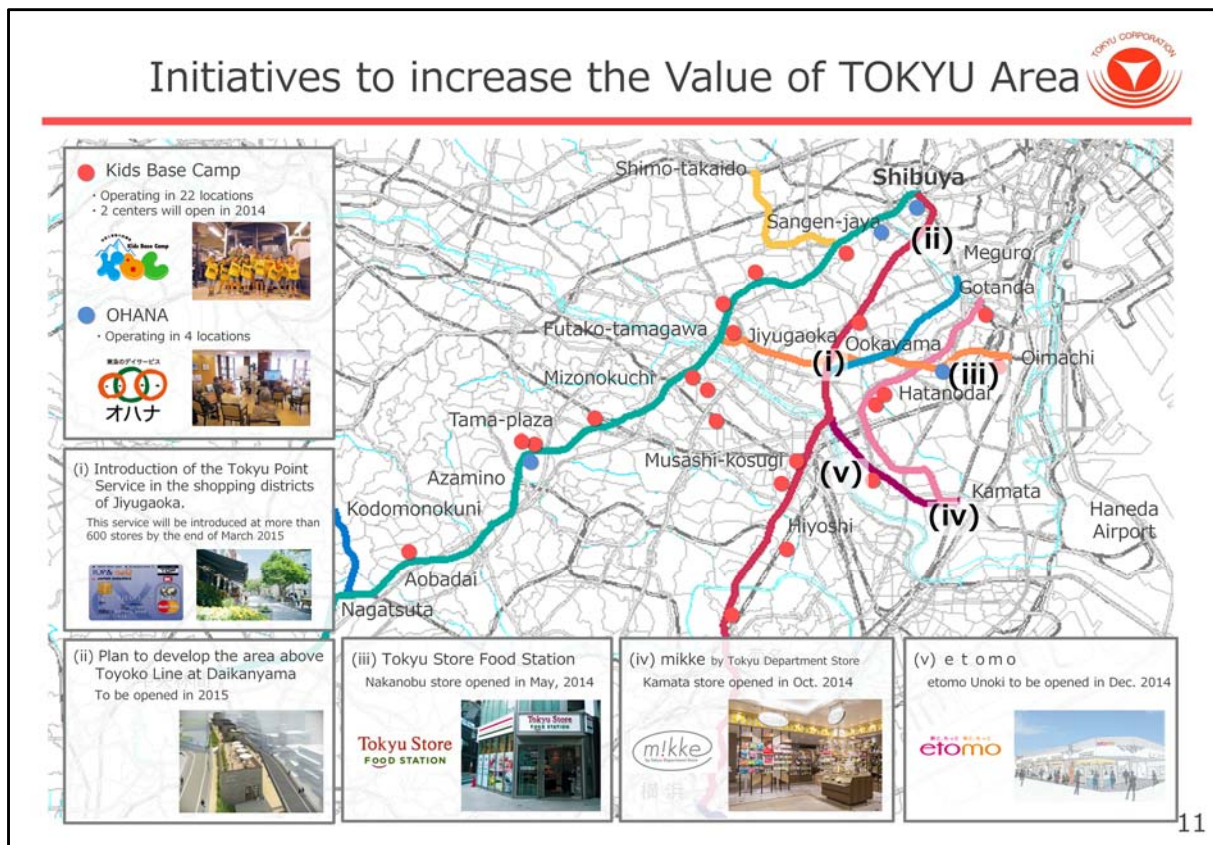
We are taking various actions in Shibuya to increase its appeal to inbound travelers.

For instance, we operate VISIT SHIBUYA Wi-Fi to offer a free Wi-Fi connection service to overseas visitors. We have set up a VISIT JAPAN tourist information desk for foreign visitors, which has been recognized by the Japan National Tourism Organization (JNTO), in a passageway of Shibuya Station to provide multilingual tourist information and free newspapers.

Meanwhile, we participate as an exhibitor in Visit Japan events that take place outside Japan to make Shibuya's appeal better known to the world. Partly as a result of these actions, Tokyu Department Stores has seen their duty-free sales soar year after year. Shortly after the expansion of the scope of items subject to duty exemption for overseas visitors, their duty-free sales in October were nearly three times those attained in the same month a year earlier. The ratio of foreign nationals staying overnight at Tokyu Hotels stayed high.

In view of the 2020 Olympic Games in Tokyo, the efforts to promote Tokyo as a tourist destination gather momentum. Under these circumstances, we will work to further increase Shibuya's appeal in a bid to establish it as the most popular town in Japan to visit.

Initiatives to increase the Value of TOKYU Area



Initiatives to increase the Value of TOKYU Area

As one of our medium- and long-term visions, we are striving to ensure that TOKYU area will continue to be the main focus. We find it important to propose life infrastructure for those living in our rail service areas in terms of both facilities and services and to offer services for fulfilling lifestyles.

The Kids Base Camp, after-school childcare centers operated in TOKYU area, the Ohana elderly day-service, and the Tokyu Bell home convenience service are examples which embody our stance.

We are also working to introduce the TOKYU Point Service to the Jiyugaoka Shopping Street. We aspire to develop it into a system under which the points offered can be used broadly in different aspects of life in the rail service areas.

On the site in Daikanyama where the Toyoko Line rail tracks were removed after the Line was moved to underground tracks, a new commercial facility will be established. We will be developing highly attractive commercial facilities. For example, the Tokyu Store Chain operates *Food Station*, new-style small-sized stores with convenience store functions. Tokyu Department Store Co., Ltd. operates a new small-scale store dealing mainly in miscellaneous goods under the name of *mikke* on the basis of the know-how cultivated with *ShinQs*. Tokyu Corporation runs a community-based commercial facility under the name of *etomo*.

We will continue with actions to improve the value of TOKYU area in a bid to make the TOKYU area into the most popular rail service areas in Japan for living.

Update on Overseas Business Expansion



Urban development in Binh Duong New City, Vietnam

Condominium



Name: SORA GARDENS I
 Site area: 9,082m²
 Floor area: around 67m² – 105m²
 Stories: 24-story
 Rooms: around 400 rooms
 Completion: during 2014

Commercial Facility



Name: hikari
 Site area: 33,025m²
 Floor area: around 1,600m² (Phase I)
 Sections: 5 sections (Phase I)
 Use: Food Court, Convenience store
 Restaurant, Café, ATM
 Completion: January, 2015

Bus



Bus routes: Binh Duong New City
 -Thu Dau Mot City
 Bus services: Total 68
 Frequency: Every 10-20 min.(peak)
 Every 30 min. (normal)
 Latest status: Preliminary services to
 start on September 20

Launch of rental housing business for Japanese working in Thailand

Main operator

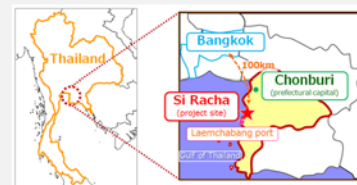
Saha Tokyu Corporation
 (Tokyu Group 50%, Saha Group 50%)

Business area

Kingdom of Thailand
 Sriracha, Chonburi Province

Outline of the business

Supply rental housing for Japanese
 employees and their families assigned
 to offices or subsidiaries in Thailand.



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Update on Overseas Business Expansion

In Binh Duong New City in Vietnam, urban functions are being steadily enhanced and urban development has sped up after the administration center came into service in February 2014.

On the left photo, you see the SORA Gardens I condominium. Its construction will be coming to an end shortly. A condominium with dignity and specifications appropriate as the gateway to the new city is about to be complete.

The center photo depicts a commercial facility that will be inaugurated near the administration center. Equipped with a food court, a convenience store and other sections, it will add new functions to the center of the city.

The right photo shows a shuttle bus that connects Binh Duong New City and the old city. It came into service in September. Today, it mainly carries workers living in the old city and commuting to the administration center. In the future, it is expected to serve as key life infrastructure that ensures circulation around the city.

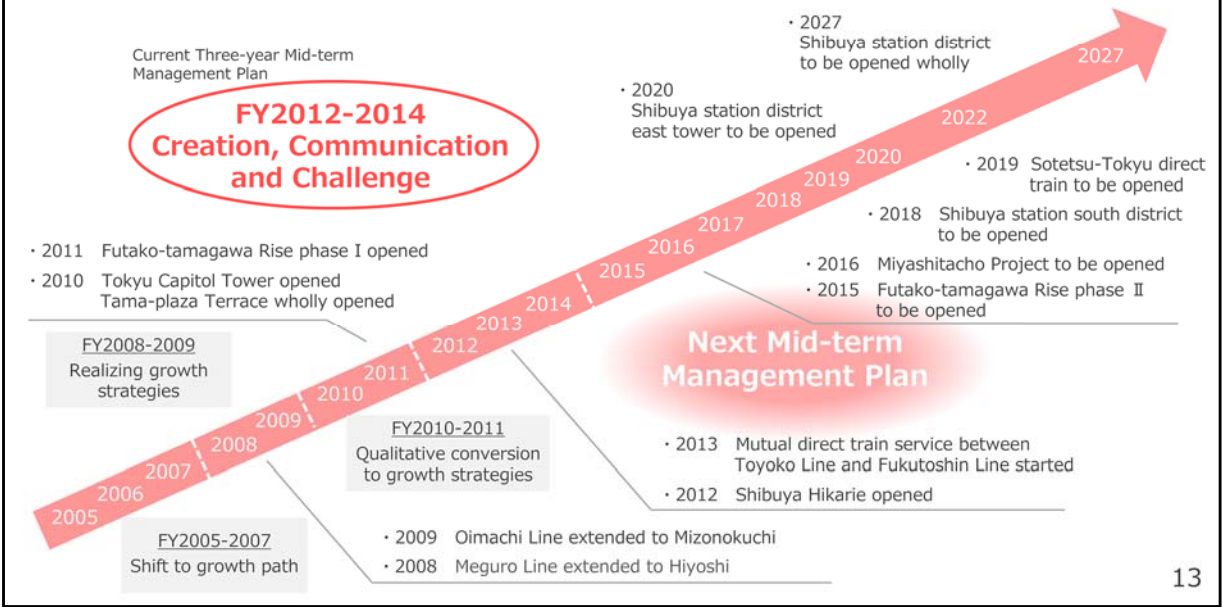
In Thailand, we will be engaging in a housing lease business for Japanese personnel stationed in Si Racha, which is located around 100 kilometers to the south of Bangkok and where there is a cluster of Japanese businesses.

In addition to our strategy for inbound travelers, we will continue to run businesses in view of economic growth in emerging Asian countries.

Road map to 2022



What we want to be in 2022
 Maintain focus on TOKYU Area / Become a strong business group as "one TOKYU"



In our current three-year medium-term management plan, we defined what we should be like in 2022, which marks our 100th anniversary, as a company that maintains TOKYU area as the main focus and that forms a strong profit organization as One Tokyu. We are doing business moving steadily towards achieving these targets.

Under the next medium-term management plan currently being formulated, we will work to improve the value of TOKYU area, to create a system for gaining support from more customers, and to proactively move into new fields on the basis of our strengths nurtured in the past in accordance with the two visions mentioned above in an effort to expand our business for continued growth.