Tokyu Corporation

Consolidated Financial Statements

Fiscal 2010

(April 1, 2010 – March 31, 2011)

SUMMARY OF FINANCIAL STATEMENTS [Japanese Accounting Standards] (Consolidated)
For the Fiscal Year Ended March 31, 2011

Tokyu Corporation May 13, 2011

Stock Code:	9005	Listed Exchanges:	Tokyo Stock Exchange First Section
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President	Hirofumi Nomoto		
Planned date of general meeting of shareholders:		June 29, 2011	Telephone: 81-3-3477-6168
Scheduled date of commencement of dividend payment:		June 30, 2011	
Planned date for submission of financial reports:		June 29, 2011	
Supplementary documents for results		YES	
Results briefing (for institutional investor and analysts)		YES	

* Amounts of less than ¥1 million have been rounded off.

1. Consolidated Financial Results for Fiscal Year Ended March 31, 2011 (April 1, 2010 to March 31, 2011)

(Figures in percentages denote the year-on-year change)

1) Consolidated Operating Results

Million yen

	FY ended March 31, 2011		FY ended March 31, 2010	
		Change (%)		Change (%)
Operating revenue	1,152,125	(6.3)	1,230,132	(5.7)
Operating profit	57,119	8.3	52,741	(19.2)
Recurring profit	52,873	14.6	46,138	(15.9)
Net income	40,051	168.8	14,898	38.2
Net income per share (¥)	¥32.05		¥11.88	
Net income per share (diluted) (¥)	–		–	
Return on equity (%)	10.3%		4.0%	
Return on assets (%)	2.7%		2.3%	
Operating profit ratio (%)	5.0%		4.3%	

Notes: Comprehensive income: FY ended March 31, 2011: ¥38.388 million [144.1%]; FY ended March 31, 2010: ¥15,729 million [－%]

Reference: Equity in income (losses) of equity-method affiliates: FY ended March 31, 2011: ¥4,157 million; FY ended March 31, 2010: ¥3,523 million

2) Consolidated Financial Position

Million yen

	As of March 31, 2011	As of March 31, 2010
Total assets	1,955,077	1,965,794
Net assets	416,565	386,341
Equity ratio (%)	20.6	19.0
Net assets per share (¥)	¥322.04	¥298.77

Reference: Shareholders' equity: FY ended March 31, 2011: ¥402,843 million; FY ended March 31, 2010: ¥373,017 million

3) Consolidated Cash Flows

Million yen

	FY ended March 31, 2011	FY ended March 31, 2010
Operating activities	113,369	150,930
Investing activities	(113,106)	(116,613)
Financing activities	(11,030)	(36,773)
Cash and cash equivalents at end of year	29,156	39,780

2. Dividends

	FY ending March 31, 2012 (forecast)	FY ended March 31, 2011	FY ended March 31, 2010
Dividend per share – end of first quarter (¥)	–	–	–
Dividend per share – end of first half (¥)	3.00	3.00	3.00
Dividend per share – end of third quarter (¥)	–	–	–
Dividend per share – end of term (¥)	3.50	3.50	3.00
Dividend per share – annual (¥)	6.50	6.50	6.00
Total cash dividends (annual)		8,138	7,536
Dividend payout ratio (consolidated) (%)	40.7	20.3	50.5
Net assets dividend ratio (consolidated) (%)		2.1	2.0

Notes: Dividends for shares held by a group of shareholding employees in trust that are not included in total dividends are as follows:
FY ended March 31, 2011: ¥58 million; FY ended March 31, 2010: ¥33 million

3. Consolidated Forecast for the Fiscal Year Ending March 31, 2012 (April 1, 2011 to March 31, 2012)

(Percentage figures for the full year denote the year-on-year change.)
Million yen

	First half		Full year	
		Change (%)		Change (%)
Operating revenue	511,000	(13.5)	1,074,000	(6.8)
Operating profit	15,000	(63.7)	37,000	(35.2)
Recurring profit	13,000	(67.2)	32,000	(39.5)
Net income	7,000	(65.9)	20,000	(50.1)
Net income per share (¥)	¥5.60		¥15.99	

4. Others

(1) Important changes of subsidiaries during the term
(Change of specified subsidiaries that led to a change in the scope of consolidation): No
(2) Changes in accounting principles and procedures and the presentation method, etc.
1) Changes associated with the revision of accounting principles, etc.: Yes
2) Change other than 1): No
(Note) For details see Changes to Basis of Presentation of Consolidated Financial Statements (page 28)
(3) Number of shares issued (common stock)
1) Number of shares issued at the end of the term (including treasury stock) (shares)
FY ended March 31, 2011: 1,263,525,752 FY ended March 31, 2010: 1,263,525,752
2) Number of treasury stock at the end of the term (shares)
FY ended March 31, 2011: 12,632,494 FY ended March 31, 2010: 14,996,031
3) Average numbers of shares issued during the terms
FY ended March 31, 2011: 1,249,732,499 FY ended March 31, 2010: 1,254,132,334
Note: The number of treasury stock includes shares of the Company held by a group of shareholding employees in trust, as follows.
FY ended March 31, 2011: 8,316,000 shares; FY ended March 31, 2010: 11,111,000 shares

(Reference) Summary of Non-Consolidated Results

1. Non-Consolidated Financial Results for the Fiscal Year Ended March 31, 2011 (April 1, 2010 to March 31, 2011)

1) Non-Consolidated Operating Results

(Figures in percentages denote the year-on-year change)
Million yen

	FY ended March 31, 2011		FY ended March 31, 2010	
		Change (%)		Change (%)
Operating revenue	275,139	(2.7)	282,797	7.8
Operating profit	45,184	(1.8)	46,023	(13.2)
Recurring profit	37,466	2.7	36,495	(18.6)
Net income	43,174	661.7	5,668	(73.7)
Net income per share (¥)	¥34.50		¥4.51	
Net income per share (diluted) (¥)	–		–	

2) Non-Consolidated Financial Position

Million yen

	As of March 31, 2011	As of March 31, 2010
Total assets	1,507,531	1,483,874
Net assets	371,552	336,384
Equity ratio (%)	24.6%	22.7%
Net assets per share (¥)	¥296.62	¥269.04

Reference: Shareholders' equity: FY ended March 31, 2011: ¥371,552 million; FY ended March 31, 2010: ¥336,384 million

2. Non-Consolidated Forecast for the Fiscal Year Ending March 31, 2012 (April 1, 2011 to March 31, 2012)

(Percentage figures for the full year denote the year-on-year change)
Million yen

	First half		Full year	
		Change (%)		Change (%)
Operating revenue	108,800	(30.7)	238,500	(13.3)
Operating profit	16,500	(50.2)	30,000	(33.6)
Recurring profit	12,800	(57.3)	21,600	(42.3)
Net income	7,500	(63.5)	16,000	(62.9)
Net income per share (¥)	¥5.99		¥12.77	

* Status of auditing procedure
This summary of financial statements is not subject to the auditing procedure specified in the Financial Instruments and Exchange Act. The auditing procedure under the Financial Instruments and Exchange Act for the consolidated financial statements is not completed when this summary is disclosed.
* Explanations about the proper use of financial forecasts and other important notes
(Notes on forecast results)
The forecast results presented above are based on information available on the date of this announcement. Actual results may differ materially from forecasts depending on a number of factors.
Please refer to Outlook for Fiscal 2011 on page 4 for more details about these forecasts.

[Method of acquiring closing of accounts briefing material]

Our company held the results briefing for institutional investor and analysts in May 17, 2011.

The material used on that briefing was promptly indicated on our IR website and TDnet(Timely Disclosure network).

○ Accompanying Materials – Contents

1. Review of Operations
(1) Analysis of Results
(i) Overview of the Fiscal Year under Review

During the fiscal year under review, signs of a recovery were observed in certain sectors, such as capital investment and personal spending, in addition to an improvement in corporate earnings. Nevertheless, the Japanese economy continued to struggle in other areas, as demonstrated by a high unemployment ratio. The economy is likely to remain weak for some time to come given the additional impact of the Great East Japan Earthquake that occurred in March 2011.

In this environment, Tokyu Corporation (the “Company”) and its consolidated subsidiaries (collectively the “Group”) continued their proactive approach to operations and initiatives for bolstering the business foundations, while making ongoing efforts to rebuild earnings structures and undertake other reforms needed to sustain growth into the future.

Operating revenue for the fiscal year under review stood at ¥1,152,125 million (down 6.3% year on year), reflecting factors such as a fall in the Retail business due to the transfer of Sapporo Tokyu Store Chain Co., Ltd. in the previous fiscal year, offsetting slight growth in the Leisure and Services business. Operating profit was ¥57,119 million (up 8.3% year on year), attributable to larger profits posted in the Transportation and Retail businesses. Recurring profit came to ¥52,873 million (up 14.6% year on year), primarily reflecting an increase in investment gains from the equity method and a decrease in interest expenses. Net income reached ¥40,051 million (up 168% year on year), as factors such as deferred tax assets outweighed losses such as an impairment loss posted as an extraordinary item.

Operating results on a segmental basis are as follows. The results for individual segments include inter-segment internal revenues or transfers where applicable.

Starting the fiscal year under review, the Company had adopted the Accounting Standard for Disclosures about Segments of an Enterprise and Related Information and the Guidance on Accounting Standard for Disclosures about Segment of an Enterprise and Related Information. However, the Company uses segment information by business for a year-on-year comparison in this summary because it has adopted previous segments by business as its reported segments. The Company presents operating profit for each reported segment as segment profit in this document.

Transportation

Tokyu Corporation regards safety as its largest and most important responsibility to customers in its railway operations. Based on this policy, we are strengthening all aspects of our safety management system, from management to workers onsite.

In the immediate aftermath of the Great East Japan Earthquake in March, we worked speedily to ensure the safety of customers on our trains and at our train stations and offer them transportation services. Specifically, we performed emergency facility inspections on all Tokyu Lines, resumed train service within the day of the earthquake, and continued to operate throughout the night until the following morning. In the subsequent period, we secured train service for our customers, but operated at a reduced frequency in consideration of power shortages. In additional steps, we suspended air-conditioning and lighting in our train facilities and certain trains and stopped escalators.

In the fiscal year under review, we continued to implement our comprehensive safety-related initiatives, including training for communicating information speedily and accurately in emergencies and training for restoring line operations after accidents.

As specific measures for improving facilities, the Company performed earthquake-resistant reinforcement work on facilities such as Nakameguro Station, an elevated bridge near Gakugei Daigaku Station, and a tunnel between Ikejiri Ohashi and Yoga stations during the fiscal year under review. In addition, the Company completed the installation of automated external defibrillators (AEDs) at all Tokyu Line stations (except for several Setagaya Line stations) in September 2010.

The Company aspires to improve comfort for Tokyu Line users with a strong focus on easing rush-hour congestion. We launched an express service between Oimachi and Mizonokuchi stations to offer a greater number of options to people traveling from suburban areas to central Tokyo on the Den-en-toshi Line. We are taking additional initiatives, including a frequency increase around peak hours, to ease congestion and control delays partly attributable to congestion.

The overall number of passengers carried on the Company's railway operations fell 0.4% year on year. The number of commuters carried rose 0.4% due to factors such as population growth in service areas. However, the number of non-commuters carried plunged 1.4% under the adverse effects of the Great East Japan Earthquake and the opening of JR Musashi Kosugi Station. Revenue from fares also dropped 1.0% year on year, reflecting the negative effects of the earthquake.

Looking at the numbers of passengers carried by consolidated subsidiaries, the number carried by Izukyu Corp. declined 4.6% year on year, while the number carried by Ueda Dentetsu Corp. was down 1.8%.

In bus operations, the number of passengers carried by Tokyu Bus Corp. slipped 0.7%.

Operating revenue for the Transportation segment was ¥187,344 million (down 3.9% year on year), attributable to factors such as the transfer of local bus operations executed in the previous fiscal year and the adverse effects of the Great East Japan Earthquake on the Company's railway operations and in other areas. However, operating profit amounted to ¥28,481 million (up 22.6% year on year), reflecting a fall in expenses in reaction to the disposal of fixed assets posted in the previous fiscal year for the construction work for extending the Oimachi Line to Mizonokuchi, among other factors.

Real Estate

In the real estate sales business, the Company sold built-for-sale houses and condominiums, mainly in the Tama Den-en toshi areas.

In the real estate leasing business, we strived to improve the value of our properties through renovations and by seeking tenants suited to the features of our office and commercial buildings.

Tokyu Facility Service, which engages in real estate management, faced difficult conditions, due primarily to a decline in orders resulting from the economic downturn.

Operating revenue for the Real Estate segment was ¥157,883 million (down 3.8% year on year), attributable in part to greater sales posted in the Company's real estate sales business in the previous fiscal year. Operating profit was ¥16,923 million (down 25.9%), given factors, such as depreciation and amortization associated with the completion of the Tokyu Capitol Tower and other properties and an increase in expenses posted in the Company's real estate leasing business.

Retail

In its department store operations, Tokyu Department Store is advancing reforms in the operating structure to make its stores more attractive. It is also modifying the store structure to optimize sales floor operations by making full use of its alliance with Isetan Co., Ltd. (Isetan Mitsukoshi Holdings Ltd. effective April 1, 2011), without attributing its weak performance in recent years to temporary economic conditions and declined consumer confidence.

In its chain store operations, Tokyu Store Chain closed unprofitable stores, and stepped up efforts to make its sales floors more attractive by identifying prioritized products on a weekly basis with the use of customer buying trend analysis as a means for reforming its earning structure in response to the fall in operating revenue.

Operating revenue for the Retail segment was ¥515,494 million (down 7.6% year on year), mainly attributable to the transfer of Sapporo Tokyu Store Chain Co., Ltd. carried out in the previous fiscal year. However, operating profit reached ¥7,632 million (up 97.4% year on year), reflecting factors such as a decrease in the amortization of goodwill.

Leisure and Services

In its advertising business, Tokyu Agency Inc. engaged in operations focused on marketing proposals from a consumer viewpoint by taking advantage of the collective strength of the Tokyu Group. Tokyu Agency also moved forward with efforts to strengthen its advertising brand, integrating transport advertising media and outdoor advertising media in collaboration with the Company, and undertook advertising operations for the Company's projects for developing large bases.

In its CATV operations, its communications Inc. established a system that allows it to respond effectively to customer inquiries with the opening of Its Com Spot Tama Plaza Terrace and Its Com Spot Futako Tamagawa.

There were 715,044 connected households at the end of the fiscal year under review, rising 34,746 from the end of the previous fiscal year.

Operating revenue for the Leisure and Services segment was ¥155,707 million (up 1.6% year on year), reflecting factors such as increased sales for Tokyu Agency's advertisements designed to promote sales. Operating profit for the segment amounted to ¥2,741 million (up 87.6%), owing mainly to decreases in personnel and other expenses.

Hotels

Conditions remained difficult for Tokyu Hotels, with its hotel operations affected by the prolonged economic slump, in addition to competition intensified across the industry. Under these conditions, Tokyu Hotels stepped up reforms in its cash flow structure by withdrawing from underperforming hotels and slashing costs, with a focus on reducing fixed costs.

Despite a trend toward recovery observed in the occupancy rate reported by Tokyu Hotels, operating revenue for the Hotels segment was ¥82,816 million (down 4.8% year on year), given factors including the adverse effects of the Great East Japan Earthquake. Reduced expenses produced positive effects, but the operating loss for the segment amounted to ¥1,443 million (compared with an operating loss of ¥1,422 million posted in the previous fiscal year) attributable to factors such as development expenses for the Capitol Hotel Tokyu. The occupancy rate at hotels under the direct control of Tokyu Hotels stood at 75.9% (a 1.6 percentage point increase from the previous fiscal year) for the fiscal year under review.

Other businesses

Operating revenue for all other businesses was ¥126,038 million (down 15.6% year on year), given factors such as lower sales of rolling stock from Tokyu Car Corporation. However, operating profit came to ¥2,628 million (up 0.7% year on year), thanks to improved cost rates among other factors.

(ii) Outlook for Fiscal 2011

Conditions for the Group (including the Company and its consolidated subsidiaries) are likely to remain challenging in the new fiscal year, reflecting uncertain consumer spending trends attributable to a power-saving campaign and a decline in consumer confidence due to the adverse effects of the Great East Japan Earthquake. In this operating environment, we forecast operating revenue of ¥1,074,000 million (down 6.8% year on year), operating profit of ¥37,000 million (down 35.2% year on year), recurring profit of ¥32,000 million (down 39.5% year on year) and net income of ¥20,000 million (down 50.1% year on year) for the fiscal year ending March 31, 2012. We base these forecasts on our expectations that expenses for retiring fixed assets will increase substantially in the Company's railway operations and that condominium sales will fall in reaction to the high level posted in the previous fiscal year in real estate operations.

The forecasts for each operating segment are as follows:

Billion yen

	Operating revenue		Operating profit	
	Fiscal 2011	YoY change	Fiscal 2011	YoY change
Transportation	181.8	(5.5)	14.2	(14.2)
Real Estate	131.9	(25.9)	17.7	0.7
Retail	489.6	(25.8)	5.1	(2.5)
Leisure and Services	149.5	(6.2)	2.4	(0.3)
Hotels	74.9	(7.9)	(4.1)	(2.6)
Other	117.8	(8.2)	1.7	(0.9)
Total	1,145.5	(79.7)	37.0	(19.9)
Eliminations	(71.5)	1.6	—	(0.1)
Consolidated	1,074.0	(78.1)	37.0	(20.1)

(2) Analysis of Financial Position

Total assets at the end of the fiscal year under review were ¥1,955,077 million, a ¥10,717 million decrease from the end of the previous fiscal year. The decline owned primarily to falls in trade notes and accounts receivable, and cash and deposits, offsetting a rise in tangible fixed assets attributable to capital investment by the Company.

Liabilities fell ¥40,940 million, to ¥1,538,512 million, as a result of declines in trade notes and accounts payable, and interest-bearing debt (*) among other factors.

Net assets increased ¥30,223 million from the end of the previous fiscal year, to ¥416,565 million, reflecting net income after surplus distribution.

Net cash generated by operating activities reached ¥113,369 million after adjustments for income before income taxes and minority interests of ¥7,195 million with items, including depreciation and amortization of ¥71,491 million, an impairment loss of ¥32,295 million and a decrease in trade payables of ¥21,066 million. Compared with the previous fiscal year, net cash generated by operating activities declined ¥37,560 million, given factors such as a decrease in inventories.

Net cash used in investing activities totaled ¥113,106 million, attributable to expenditure on the acquisition of fixed assets of ¥137,598 million. Compared with the previous fiscal year, net cash used in investing activities declined ¥3,506 million owing to factors such as reduced expenditure on the acquisition of investment securities.

Net cash used in financing activities was ¥11,030 million, reflecting factors such as the repayment of borrowings and expenditure on the redemption of corporate bonds.

As a result, cash and cash equivalents stood at ¥29,156 million at the end of the fiscal year under review, down ¥10,624 million from the end of the previous fiscal year.

* Interest-bearing debt: total borrowings and corporate bonds

(Reference) Consolidated cash flow-related indicator trends:

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Equity ratio (%)	16.9	18.4	18.5	19.0	20.6
Market price based equity ratio (%)	57.3	31.8	25.8	24.8	22.1
Ratio of interest bearing debt to cash flows (years)	6.5	8.4	8.7	6.9	9.2
Interest coverage ratio (times)	8.4	6.6	7.0	8.9	7.0

Equity ratio = shareholders equity/total assets

Market price based equity ratio = market capitalization/total assets

Ratio of interest bearing debt to cash flows = interest bearing debt/operating cash flow

Interest coverage ratio = operating cash flow/total interest paid

Notes:

1. Each ratio is calculated on a consolidated basis.
2. Market capitalization is calculated by multiplying the share price at the end of the period by the total number of shares outstanding at the end of the period (after deduction of treasury stock).
3. Operating cash flow figures are obtained from the consolidated cash flow statements.

(3) Dividend Policy and Dividends for Fiscal 2010 and 2011

Railway operations constitute the main business of Tokyu Corp and given the extremely public nature of these operations, we need to sustain stable business results over long periods. While working to further strengthen our operating base, we have carried out on-going capital expenditure programs to increase carrying capacity and safety, promote barrier-free access and enhance services.

To strengthen the role of the Toyoko Line in the metropolitan area transport network and enhance Shibuya's attractiveness, we are now planning to invest a total of ¥159,300 million in construction work for improving the Toyoko Line between Shibuya and Yokohama, focusing on the introduction of 10-car (as opposed to the current 8-car) operation for limited express, commuter express, and express trains, easing congestion and improving convenience, in time for the launch of a mutual direct train service between the Toyoko Line and Tokyo Metro Fukutoshin Line.

In addition, we are undertaking initiatives to achieve the goals set out in the ongoing two-year medium-term management plan that began in fiscal 2010. Under the management plan, we are steadily implementing capital investments, including major landmark developments, with an eye to social and economic conditions. We will continue our efforts to bolster our business foundations in a bid to fulfill our mission as an operator of a public transportation system, to establish a profit base that will allow sustainable growth and to consistently advance our large-sum capital investment projects over the long term.

Stable dividends payment is our basic policy for profit distribution. We set the target ratio of dividends to shareholders' equity (total dividends/average consolidated shareholders' equity during the period x 100) at 2% for years under the current two-year management plan. The Articles of Incorporation of the Company state that the Company can pay interim dividends stipulated in Article 454-5 of the Companies Act. The Company is paying dividends twice a year (in the forms of interim and year-end dividends) based on this provision. The Board of Directors and the general meeting of shareholders act as decision-making bodies for interim dividends and year-end dividends, respectively. We have no plan to change the number of dividend payments each year.

The Company has continued to pay ¥6 per share as its annual dividend for the fiscal years from the year ended March 31, 2007. Based on this policy, the Company will increase dividends payment and pay ¥6.50 per share as its annual dividends (consisting of interim dividends of ¥3 per share and year-end dividends of ¥3.50 per share) for the fiscal year ended March 31, 2011. The Company plans to pay ¥6.50 per share (including interim dividends of ¥3 per share and year-end dividends of ¥3.50 per share) for the fiscal year ending March 31, 2012 again, based on the policy.

2. The Tokyu Group

The Tokyu Group comprises 146 subsidiaries and 15 affiliates. Their main business operations are as follows. Grouping by business types is identical to the breakdown by operating segments.

Description of Principal Business Lines as of the End of the Term of Fiscal 2010:

Transportation

Railway Operations: The Company operates seven railway lines–the Toyoko Line, Meguro Line, Den-en toshi Line, Oimachi Line, Ikegami Line, Tokyu Tamagawa Line, Kodomonokuni Line and a streetcar line, the Setagaya Line, in southwestern Tokyo and Kanagawa Prefecture. The total track length is 104.9km. Izukyu Corp., a consolidated subsidiary, operates a 45.7km line between Ito and Izukyu Shimoda in the Izu peninsula. Ueda Dentetsu Corp., another consolidated subsidiary, operates an 11.6km long passenger line between Ueda and Bessho Onsen, in Nagano Prefecture.

Bus Operations: Tokyu Bus Corp., a consolidated subsidiary, operates scheduled bus services in southwestern Tokyo and Kanagawa Prefecture. In Hokkaido, consolidated subsidiary Jotetsu Corp. operates scheduled bus services, and also leases buses throughout Hokkaido.

Real Estate

Real estate sales: The Company's principal operations include land development, primarily at Tama Garden City, housing construction and marketing, and real estate consulting. Affiliate Tokyu Land Corp. operates in metropolitan Tokyo, the Kinki region and major urban centers in regional Japan. The company is engaged in residential land development and marketing, and the construction and marketing of detached houses, medium-rise condominiums, and resort housing.

Real estate leasing: Real estate leasing operations primarily focus on renting office buildings along the railway lines we operate in Tokyo and Kanagawa prefecture. Tokyu Land Corp., an affiliate, is also engaged in the real estate leasing business, mainly office building leasing, and operates primarily in the Tokyo metropolitan area, the Kinki region and in major regional cities.

Real estate management: Tokyu Community Corp., an affiliate, and a consolidated subsidiary Tokyu Facility Service Co., Ltd. are engaged in comprehensive building management services (management of building facilities and cleaning), and condominium management services (including administration and facilities management).

Real estate brokerage services: Tokyu Livable, Inc., an affiliate, has an extensive network closely linked to local communities in principal cities in the Kanto region and surrounding areas, where it offers residential property brokerage and related services.

Retail

Department store operations: Tokyu Department Store Co., Ltd., a consolidated subsidiary, operates department stores in Tokyo, Kanagawa Prefecture and Sapporo City in Hokkaido. In addition, a consolidated subsidiary, Nagano Tokyu Department Store Co., Ltd. has a similar operation in Nagano Prefecture.

Chain store operations: Tokyu Store Chain Co., Ltd., a consolidated subsidiary, operates chain stores, handling foods, apparel, and household necessities, principally in the Tokyo metropolitan region.

Shopping center operations: Tokyu Malls Development Inc., a consolidated subsidiary, operates city-oriented fashion malls mainly in the Shibuya district of Tokyo, and also operates commercial facilities mainly in the area around Tokyu's railway lines.

Leisure and Services

Golf course operations: The Tokyu Group comprises 8 golf course operators including consolidated subsidiaries such as Three Hundred Club Co., Ltd., Tokyu Seven Hundred Club Co., Ltd., etc.

CATV operations: its communications Inc., a consolidated subsidiary, offers CATV and ISP services through a fiber-optics network and a co-axial cable network, primarily in the area around Tokyu's railway lines in Tokyo, Kawasaki and Yokohama.

Advertising operations: Tokyu Agency Inc., a consolidated subsidiary, offers a wide variety of advertising agency services.

Hotel

Hotel operations: Tokyu Hotels Co., Ltd., a consolidated subsidiary, operates six hotel brands in Japan: The Capitol Hotel Tokyu, Tokyu Hotel, Excel Hotel Tokyu, Tokyu Inn, Tokyu Resorts and Hotel Tokyu Bizfort (with a combined total of 37 directly managed hotels as of the end of March 2011).

Other

Construction business: Affiliate Tokyu Construction Co., Ltd. is responsible for construction of housing, office buildings and government buildings, as well as civil engineering projects for highways and railways and land development. Affiliate Seikitokyu Kogyo Co., Ltd., focuses on civil engineering, road pavement, water works, and other general construction.

Rolling stock manufacturing: Consolidated subsidiary Tokyu Car Corp. specializes in the manufacture of rolling stock for railway operations and elevated parking systems. Tokyu Techno System Co., Ltd., a consolidated subsidiary, is responsible for the design, manufacture, maintenance and scheduled inspection of equipment for rolling stock for railway operations, and also designs and installs railroad-related electrical equipment.

General trading operations: Tokyu Geox Co., Ltd., a consolidated subsidiary, manufactures and markets aggregates.

Grouping by business types is as follow:

Customers and Business Partners

Tokyu Corporation, 146 subsidiaries and 15 affiliated companies

Tokyu Corporation

Transportation (15 companies)

Main companies

Railway operations
- Izukyu Corp. #1
- Ueda Dentetsu Corp. #1

Bus operations
- Tokyu Bus Corp. #1
- Jotetsu Corp. #1

Leasing of facilities, Consignment of operations, etc.

Leisure and Services (33 companies)

Main companies

Movie theatre operations
- Tokyu Recreation Co., Ltd. #2

Golf course operations
- Three Hundred Club Co., Ltd. #1

Advertising
- Tokyu Agency Inc. #1

CATV operations
- its Communications inc. #1

Leasing of facilities, Consignment of operations, etc.

Real Estate (25 companies)

Main companies

Real estate sales
- Tokyu Land Corp. #2

Real estate leasing
- Tokyu Land Corp. #2

Real estate management
- Tokyu Community Corp. #2
- Tokyu Facility Service Co., Ltd. #1

Real estate brokerage services
- Tokyu Livable, Inc. #2

Leasing of facilities, Consignment of operations, etc.

Hotels (44 companies)

Main companies

Hotel operations
- Tokyu Hotel Chain Co., Ltd. #1
- Mauna Lani Resort (Operation) Inc. #1

Leasing of hotel facilities

-Railway operations

-Real estate sales

-Real estate leasing

Retail (24 companies)

Main companies

Department store operations
- Tokyu Department Store Co., Ltd. #1
- Nagano Tokyu Department Store Co., Ltd. #1

Chainstore operations
- Tokyu Store Chain Co., Ltd. #1

Shopping center operations
- Tokyu Malls Development Inc. #1

Credit card operations
- Tokyu Card, Inc. #1

Leasing of retail premises, Procurement of goods, etc.

Other (35 companies)

Main companies

Construction
- Tokyu Construction Co., Ltd. #2
- Seikitokyu Kogyo Co., Ltd. #2

Maintenance of rolling stock for railway
- Tokyu Car Corp. #1
- Tokyu Techno System Co., Ltd. #1

Automotive parts
- Shiroki Corp. #2 *

General trading operations
- Tokyu Geox Co., Ltd. #1

Procurement of goods, Consignment of perations, etc.

Notes: #1 represents a subsidiary, #2 represents an affiliate

* Shiroki Corp. left the list of affiliated companies effective April 8, 2011 as a result of the partial sale of shares owned in the company.

1. There is an overlap of the following companies in segmentation by business lines: Tokyu Corp, Izukyu Land Corp., Izukyu Housing, Jotetsu Corp., Tokyu Bus Corp., Tokyu Facility Service Co., Ltd., Mauna Lani Resort (Operation), Inc., Abashiri Kotsu, Inc.

2. The companies below are listed on the following stock exchanges:

Tokyo Stock Exchange	1st Section	Tokyu Corp., Tokyu Land Corp., Tokyu Construction Co.,Ltd., Seikitokyu Kogyo Co., Ltd., Tokyu Community Corp., Tokyu Livable, Inc., Shiroki Corp.
	2nd Section	Tokyu Recreation Co., Ltd.
Nagoya Stock Exchange	1st Section	Shiroki Corp.
Osaka Securities Exchange	JASDAQ (Standard)	Nagano Tokyu Department Store Co., Ltd.,

3. Management Policy

(1) Our Fundamental Operating Policy

Tokyu Group's roots began with the establishment of Meguro-Kamata Railway Company in 1922 and as of the end of March 2011, the Group is composed of 255 companies and 8 non-profit corporations, with Tokyu Corporation as the nucleus. The Group's core operations focus on urban development centered on railway operations. Over the years, the group has diversified to provide a wide range of services related to the daily lives of the people in the communities it serves. The Group is also actively involved in social programs and environmental activities through foundations, social activities, and Tokyu Association programs.

The Group seeks to fulfill its social responsibilities by building a business deeply rooted in local communities. In 1997, the Group spelled out its core management policy: "Work independently and in collaboration to raise Group synergy and establish a trusted and beloved brand." Toward this goal, the Group adopted the slogan "Toward a Beautiful Age," and has been working toward "Creating a Beautiful Living Environment" to meet varying consumer needs and to establish Tokyu as a loved and trusted brand.

To sustain growth in the 21st century, the Tokyu Group has adopted the initiatives outlined in the Tokyu Group Management Policy of April 2000. The management policy emphasizes the Company's position as the core company of the Tokyu Group. The pillars of the policy are the Tokyu Group Basic Management Policy and the Implementation of the Tokyu Group Management Policy. The Basic Management Policy consists of three points: the establishment by the Company of governance for the Tokyu Group, growth through alliances both inside and outside the Tokyu Group, and risk management as part of compliance.

(2) Target Management Indicators, Medium- to LONG-Term Goals, and Challenges Ahead

Based on the Group Management Policy described above, the Company and its consolidate subsidiaries started implementing a two-year medium-term management plan in April 2010 to sustain their growth in an increasingly mature market by making qualitative changes to the Group's business structure through a focus on profitability and efficiency.

The Group achieved the target management indicators for the fiscal year under review, which had been set under the ongoing management plan. However, the Great East Japan Earthquake in March 2011 and associated serious power shortages are expected to have tremendous effects on the Company's operations. Accordingly, we revised forecasts for fiscal 2011 downward from the figures we had initially announced.

In this unchanged operating environment, the Group will address the following three key challenges by adhering to its medium- and long-term visions of "sustaining Tokyu's rail service areas' popularity among metropolitan residents" and "becoming a self-reliant, strong business group built around the Company," and its basic strategy of "developing operations in anticipation of qualitative and quantitative changes in the population" set under the current management plan in order to continue bolstering its business foundations. At the same time, the Group will deepen its growth strategies in response to changing market conditions while maintaining financial soundness in the next management plan for the period that starts in fiscal 2012.

[Key Challenges]

(i) Achieving growth with improved earning power of core operations

We will establish the type of a growth cycle that improves and increases our capacity to generate cash flows and profits. Specifically, we will invest cash generated through railway and other Group operations in growth fields in our core businesses and we will increase the earnings capabilities of our core businesses through network expansion and service improvements in our railway operations and the expansion of our real estate operations, including projects for developing large commercial facilities.

(ii) Making the asset portfolio and Group business portfolio thoroughgoing

We will increase asset efficiency by developing and executing plans for making the most effective use of assets held by the Company and its consolidated subsidiaries from the perspective of total optimization. We will also continue to speedily execute structural reforms in segments seriously hit by the economic downturn with reviews, including a withdrawal from unprofitable stores.

(iii) Pursuing business efficiency Group-wide

We will seek to improve productivity throughout the Group and improve added value by reducing fixed costs in operations undertaken by the Company and its consolidated subsidiaries and by practicing comprehensive cost management designed to keep our costs in balance with revenues.

Tokyu Corporation views the appropriate distribution of profits to shareholders as an important management policy and adopts the following dividend policy based on a principle of sustaining stable dividends.
[Dividend policy]
The Company will continue to pay stable dividends, with a dividend-on-equity ratio (*) of 2% as its target for the period under the current medium-term management plan.
* Total dividends/ average consolidated shareholders' equity during the period x 100

The Company and its consolidated subsidiaries position safety at the foundation of all their operations. As a public transportation system operator, the Company considers safety as its greatest and most important responsibility. Based on this awareness, the Company is advancing safety initiatives aggressively across the board. The Company established a safety management system by developing an operating policy, as well as operating and management systems and rules for ensuring transportation safety, and instituted safe management regulations for maintaining and improving safety levels. Taking an additional step, the Company will set up the Railway Safety Strategy Promotion Committee in fiscal 2011 to implement more strategic safety measures in anticipation of large-scale disasters and other emergencies. Ensuring safety is a constant business challenge for transportation service operators. We will continue to strengthen our initiatives in this vital area.

As corporate citizens, the Company and its consolidated subsidiaries have been fully aware of the gravity of their social responsibilities. Based on this awareness, we are making Group-wide efforts to ensure our compliance. At the same time, we are practicing CSR management by continuing our activities to protect the global environment and make diverse social contributions. We have undertaken a wide range of CSR activities in recent years with the establishment of the Tokyu Group Compliance Manual in January 2002 as the starting point. In February 2008, we adopted the Group Internal Control Guidelines to remind workers at Group companies of the importance of compliance and CSR once again.
We will continue to improve our communications with stakeholders. At the same time, we will increase our management transparency, ensure appropriate operations, and fulfill our corporate social responsibility.
Through these activities, we aim to achieve sustainable growth and maximize corporate value.

4. Consolidated Financial Statements
(1) Consolidated Balance Sheet

Million yen

Item	As of March 31, 2010	As of March 31, 2011
Assets		
Current Assets		
Cash and deposits	40,738	29,987
Trade notes & accounts receivable	121,699	105,026
Merchandise and products	18,882	17,664
Land and buildings for sale	57,534	51,338
Work in progress	23,833	23,639
Raw materials and supplies	7,908	6,935
Deferred tax assets	10,245	15,231
Others	29,310	28,015
Allowance for doubtful accounts	(1,099)	(995)
Total current assets	309,054	276,842
Fixed Assets		
Tangible fixed assets		
Buildings & structures (net)	597,780	640,237
Rolling stock & machinery (net)	60,487	56,745
Land	571,346	561,762
Construction in progress	143,563	132,338
Others (net)	18,104	19,623
Total tangible fixed assets	1,391,281	1,410,707
Intangible fixed assets	27,900	25,777
Investments & others		
Investment securities	109,515	101,279
Deferred tax assets	5,449	28,990
Others	124,786	113,417
Allowance for doubtful accounts	(2,194)	(1,937)
Total investments and others	237,557	241,749
Total fixed assets	1,656,739	1,678,234
Total Assets	1,965,794	1,955,077

Million yen

Item	As of March 31, 2010	As of March 31, 2011
Liabilities		
Current Liabilities		
Trade notes & accounts payable	114,568	93,208
Short-term debt	308,192	262,919
Current portion of corporate bonds	18,000	21,000
Accrued income taxes	7,700	3,362
Reserve for employees' bonuses	11,786	11,179
Advances received	37,394	35,858
Others	108,700	108,281
Total current liabilities	606,342	535,810
Long-Term Liabilities		
Corporate bonds	207,800	236,800
Long-term debt	508,682	520,625
Reserve for employees' retirement benefits	29,423	31,748
Allowance for loss on redemption of merchandise coupons	1,777	1,817
Long-term deposits from tenants and club members	111,058	110,522
Deferred tax liabilities	42,791	28,782
Deferred tax liabilities from revaluation	11,254	11,243
Negative goodwill	8,646	9,433
Others	29,643	29,068
Total long-term liabilities	951,076	980,042
Special Legal Reserves		
Urban railways improvement reserve	22,033	22,659
Total Liabilities	1,579,452	1,538,512
Net Assets		
Shareholders' Equity		
Common stock	121,724	121,724
Capital surplus	140,806	140,647
Retained income	112,169	144,901
Treasury stock	(6,711)	(5,709)
Total shareholders' equity	367,988	401,564
Accumulated Other Comprehensive Income		
Net unrealized gains (losses) on investment securities, net of taxes	(191)	(2,255)
Net unrealized gains (losses) on hedging instruments, net of taxes	(81)	(15)
Land revaluation reserve	9,329	8,462
Foreign currency translation adjustment account	(4,027)	(4,912)
Total accumulated other comprehensive income	5,028	1,278
Minority Interests	13,324	13,721
Total Net Assets	386,341	416,565
Total Liabilities and Net Assets	1,965,794	1,955,077

(2) Consolidated Statement of Income and Consolidated Statements of Comprehensive Income

(Consolidated Statements of Income)

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Operating revenue	1,230,132	1,152,125
Cost of operating revenue		
Operating expenses & cost of sales (Transportation etc,)	953,080	887,121
SG&A expenses	224,311	207,884
Total cost of operating revenue	1,177,391	1,095,005
Operating profit	52,741	57,119
Non-operating profit		
Interest income	441	242
Dividend income	1,438	1,031
Amortization of negative goodwill	3,833	3,457
Investment gains from equity method	3,523	4,157
Others	4,700	5,287
Total non-operating profit	13,937	14,176
Non-operating expenses		
Interest expenses	17,243	16,052
Others	3,297	2,369
Total non-operating expenses	20,540	18,421
Recurring profit	46,138	52,873
Extraordinary gains		
Gains on sale of fixed assets	8,839	7,763
Subsidies received for construction	781	2,017
Gain on reversal of Urban Railways Improvement Reserve	1,893	1,893
Gain on sales of subsidiaries' stocks	2,790	245
Gain on contribution of securities to retirement benefit trust	3,144	–
Others	6,635	1,460
Total extraordinary gains	24,086	13,379
Extraordinary losses		
Loss on sale of fixed assets	87	98
Loss on reduction of subsidies received for construction	765	1,201
Loss on disposal of fixed assets	927	5,240
Transfer to Urban Railways Improvement Reserve	2,543	2,519
Impairment loss	6,782	32,295
Loss on sales of investment securities	9,129	1,492
Loss on adjustment for changes of accounting standard for asset retirement obligations	–	3,222
Others	7,173	12,985
Total extraordinary losses	27,409	59,057
Income before income taxes and minority interests	42,815	7,195
Income taxes	15,487	5,385
Income taxes for prior periods	–	1,840
Income tax adjustment	10,818	(41,312)
Total income taxes	26,305	(34,085)
Income before minority interests	–	41,281
Minority interest in earnings of consolidated subsidiaries	1,611	1,230
Net income	14,898	40,051

(Consolidated Statements of Comprehensive Income)

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Income before minority interests	–	41,281
Other comprehensive income		
Net unrealized gains (losses) on investment securities	–	(1,834)
Net unrealized gains (losses) on hedging instruments	–	72
Foreign currency translation adjustment account	–	(668)
Share of other comprehensive income of associates accounted for using equity method	–	(462)
Total other comprehensive income	–	(2,892)
Comprehensive income	–	38,388
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	–	37,168
Comprehensive income attributable to minority interests	–	1,220

(3) Consolidated Statements of Changes in Net Assets

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Shareholders' equity		
Common stock		
Balance at the previous year end	121,724	121,724
Balance at the period end	121,724	121,724
Capital surplus		
Balance at the previous year end	140,842	140,806
Changes during the period		
Sale of treasury stock	(35)	(158)
Total changes during the period	(35)	(158)
Balance at the period end	140,806	140,647
Retained income		
Balance at the previous year end	105,222	112,169
Changes during the period		
Dividends	(7,570)	(7,505)
Net income	14,898	40,051
Liquidation of land revaluation reserve	(381)	576
Others	–	(389)
Total changes during the period	6,946	32,732
Balance at the period end	112,169	144,901
Treasury stock		
Balance at the previous year end	(2,039)	(6,711)
Changes during the period		
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	694	1,194
Others	0	17
Total changes during the period	(4,672)	1,002
Balance at the period end	(6,711)	(5,709)
Total shareholders equity		
Balance at the previous year end	365,750	367,988
Changes during the period		
Dividends	(7,570)	(7,505)
Net income	14,898	40,051
Liquidation of land revaluation reserve	(381)	576
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	658	1,035
Others	0	(371)
Total changes during the period	2,238	33,576
Balance at the period end	367,988	401,564

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Accumulated other comprehensive income		
Net unrealized gains (losses) on investment securities		
Balance at the previous year end	1,960	(191)
Changes during the period		
Changes other than those to shareholders' equity (net)	(2,151)	(2,063)
Total changes during the period	(2,151)	(2,063)
Balance at the period end	(191)	(2,255)
Net unrealized gains (losses) on hedging instruments		
Balance at the previous year end	(58)	(81)
Changes during the period		
Changes other than those to shareholders' equity (net)	(23)	66
Total changes during the period	(23)	66
Balance at the period end	(81)	(15)
Land revaluation reserve		
Balance at the previous year end	8,948	9,329
Changes during the period		
Changes other than those to shareholders' equity (net)	380	(866)
Total changes during the period	380	(866)
Balance at the period end	9,329	8,462
Foreign currency translation adjustment account		
Balance at the previous year end	(5,396)	(4,027)
Changes during the period		
Changes other than those to shareholders' equity (net)	1,368	(884)
Total changes during the period	1,368	(884)
Balance at the period end	(4,027)	(4,912)
Total accumulated other comprehensive income		
Balance at the previous year end	5,454	5,028
Changes during the period		
Changes other than those to shareholders' equity (net)	(425)	(3,749)
Total changes during the period	(425)	(3,749)
Balance at the period end	5,028	1,278
Minority interests		
Balance at the previous year end	13,450	13,324
Changes during the period		
Changes other than those to shareholders' equity (net)	(125)	397
Total changes during the period	(125)	397
Balance at the period end	13,324	13,721

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Total net assets		
Balance at the previous year end	384,654	386,341
Changes during the period		
Dividends	(7,570)	(7,505)
Net income	14,898	40,051
Liquidation of land revaluation reserve	(381)	576
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	658	1,035
Others	0	(371)
Changes other than those to shareholders' equity (net)	(551)	(3,352)
Total changes during the period	1,686	30,223
Balance at the period end	386,341	416,565

(4) Consolidated Statements of Cash Flow

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Cash flows from operating activities		
Income before income taxes	42,815	7,195
Depreciation and amortization	69,382	71,491
Amortization of goodwill and negative goodwill	3,001	(1,832)
Impairment loss	6,782	32,295
Loss on adjustment for changes of accounting standard for asset retirement obligations	–	3,222
Increase (decrease) in provision for retirement benefits	(6,624)	2,346
Employees' retirement benefits trust established	7,103	–
Loss (gain) on securities contribution to employees' retirement benefits trust	(3,144)	–
Increase (Decrease) in Urban Railways Improvement Reserve	650	625
Subsidies received for construction	(781)	(2,017)
Reduction in subsidies received for construction	765	1,201
Loss (gain) on valuation of investment securities	–	2,657
Loss (gain) on sale of investment securities	8,200	936
Loss (gain) on sales of subsidiaries' stocks	(2,484)	(245)
Loss (gain) on sale of fixed assets	(8,752)	(7,664)
Loss on disposal of fixed assets	14,259	13,503
Investment (gain) loss from the equity method	(3,523)	(4,157)
Decrease (increase) in accounts receivable	3,354	16,311
Decrease (increase) in inventories	41,150	8,394
Increase (decrease) in trade payables	(14,620)	(21,066)
Increase (decrease) in advances received	4,517	(2,953)
Increase (decrease) in guarantee deposits received	(3,936)	(536)
Decrease (increase) in prepaid pension costs	(408)	7,000
Increase (decrease) in accrued consumption taxes	2,505	(2,133)
Interest and dividend income	(1,879)	(1,273)
Interest payable	17,243	16,052
Others	9,931	2,595
Subtotal	185,506	141,950
Interest and dividends received	2,708	2,253
Interest paid	(17,031)	(16,173)
Income taxes paid	(20,253)	(14,661)
Net cash provided by operating activities	150,930	113,369

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Cash flows from investing activities		
Payments for purchases of fixed assets	(130,713)	(137,598)
Proceeds from sale of fixed assets	7,719	16,032
Payments for acquisition of investment securities	(18,003)	(1,420)
Proceeds from sale of investment securities	7,533	5,161
Proceeds from redemption of investment securities	8,000	–
Purchase of investments in subsidiaries	(1,557)	(253)
Payments for sales of investments in subsidiaries resulting in change in scope of consolidation	(1,337)	(358)
Proceeds from sales of investments in subsidiaries resulting in change in scope of consolidation	4,080	–
Proceeds from subsidies received for construction	7,254	6,741
Proceeds from withdrawal of investments in silent partnership	885	–
Others	(475)	(1,411)
Net cash used in investing activities	(116,613)	(113,106)
Cash flows from financing activities		
Increase (decrease) in short-term debt, net	(52,387)	(3,122)
Proceeds from issuance of commercial papers	80,000	–
Redemption of commercial papers	(100,000)	–
Proceeds from long-term debt	89,469	103,448
Repayment of long-term debt	(72,475)	(133,047)
Proceeds from bond issue	70,677	49,716
Payments for redemption of bonds	(37,000)	(18,000)
Repayment of finance lease obligations	(2,248)	(2,797)
Purchase of treasury stock	(5,274)	–
Cash dividends paid	(7,570)	(7,505)
Dividends paid to minority shareholders	(503)	(547)
Others	538	825
Net cash used in financing activities	(36,773)	(11,030)
Effect of exchange rate changes on cash and cash equivalents	248	143
Increase (decrease) in cash and cash equivalents	(2,207)	(10,624)
Cash and cash equivalents at beginning of period	41,988	39,780
Cash and cash equivalents at end of period	39,780	29,156

(5) Events or Situations that Give Rise to Material Doubts about Going Concern

There is no applicable item.

(6) Basis of Presentation of Consolidated Financial Statements

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
1. Scope of Consolidation	The number of consolidated subsidiaries: 156 The Group comprises 156 consolidated subsidiaries, including Izukyu Corp., Tokyu Department Store Co., Ltd., Tokyu Store Chain Co., Ltd., and Tokyu Hotels Co., Ltd. The Group has included in the scope of consolidation the new Tokyu Security Co., Ltd. (which changed its business name from TS Service Co., Ltd.). Meanwhile, the Group has excluded from the scope of consolidation eight companies, including Sapporo Tokyu Store Chain Co., Ltd., through the sale of shares, Mauna Lani Service, INC and one other company through liquidation, and Toko Drug Co., Ltd. and one other company through a merger with another consolidated subsidiary. TC Properties Co., Ltd. and five other companies are non-consolidated subsidiaries, since all of them are small in size and the sum of our equities in their total assets, net sales, net income and loss and retained income do not have a significant impact on the consolidated financial statements.	The number of consolidated subsidiaries: 143 The Group comprises 143 consolidated subsidiaries, including Izukyu Corp., Tokyu Department Store Co., Ltd., Tokyu Store Chain Co., Ltd., and Tokyu Hotels Co., Ltd. The Group has included in its scope of consolidation Tokyu Car SPV Corporation, a newly established subsidiary. Meanwhile, the Group has excluded from the scope of consolidation nine companies, including Tokyu Living Service Co., Ltd., through liquidation, three companies, including Tokyu Security Co., Ltd., through merger with another consolidated subsidiary, and Nippon Rent a Car Tokyu Co., Ltd. and one other company through the sale of their shares. Bangkok-Tokyu Department Store (Thailand) Co., Ltd. and two other companies are non-consolidated subsidiaries, since all of them are small and the sum of the Group's equities in their total assets, net sales, net income or loss, and retained income has no significant impact on the consolidated financial statements.
2. Application of the Equity Method	Non-consolidated subsidiary TC Properties Co., Ltd. and four other companies are accounted for by the equity method. Meanwhile, the 17 affiliates accounted for by the equity method include Tokyu Land Corp. and Tokyu Construction Co., Ltd. The Group has excluded one non-consolidated subsidiary and two affiliated companies from the scope of companies subject to the equity method, since their impact on consolidated net income and loss and retained income, etc. is minor and they do not have overall significance. China Garden Co., Ltd. is the non-consolidated subsidiary to which the equity method is not applied, while TMS Co., Ltd. and CRADLE KOUNOU CO., LTD. are the affiliates to which the equity method is not applied.	Bangkok-Tokyu Department Store (Thailand) Co., Ltd. and one other company are non-consolidated subsidiaries accounted for by the equity method. Meanwhile, 13 affiliates, including Tokyu Land Corp. and Tokyu Construction Co., Ltd., are accounted for by the equity method. The Group has excluded from the scope of companies subject to the application of the equity method four companies, including TC Properties Co., Ltd., through liquidation and three companies, including Gold Pak Co., Ltd., through the sale of their shares. The Group has also excluded from the scope of companies subject to the application of the equity method one non-consolidated subsidiary and two affiliates, since their impact on consolidated net income or loss, retained income and other results is minor and they do not have overall significance. China Garden Co., Ltd. is the non-consolidated subsidiary to which the equity method is not applied, while TMS Co., Ltd. and CRADLE KOUNOU CO., LTD. are affiliates that have been placed outside the scope of equity method application.

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
3. Fiscal Years of Consolidated Subsidiaries	Among the consolidated subsidiaries, Tokyu Geox Co., Ltd. and 27 other companies close their books on an annual basis on December 31 or February 28, etc. In preparing consolidated financial statements, the Group uses financial statements as of the closing dates and makes the necessary adjustments for important transactions that occurred between the closing dates and the consolidated closing date. Hare Ski Resort Co., Ltd. and another company close their books on September 30, etc. The Group uses their financial statements based on the provisional settlement of accounts as of the consolidated closing date. Among the consolidated subsidiaries, CT Realty Ltd., closed its books on an annual basis on April 30, had used financial statements based on the provisional settlement of accounts corresponding to the final settlement of accounts performed as of the consolidated closing date. However, CT Realty changed its annual closing date to the last day of February. In association with the change, results for the company for 11 months from April 1, 2009 to February 28, 2010 were consolidated in the consolidated fiscal year under review. The Group makes the necessary adjustments for important transactions that occurred between the closing date stated above and the consolidated closing date.	Among the consolidated subsidiaries, Tokyu Geox Co., Ltd. and 24 other companies close their books on an annual basis on December 31 or February 28, etc. In preparing consolidated financial statements, the Group uses financial statements as of the closing dates and makes the necessary adjustments for important transactions that occurred between the closing dates and the consolidated closing date. Hare Ski Resort Co., Ltd. and another company close their books on September 30, etc. The Group uses their financial statements based on the provisional settlement of accounts as of the consolidated closing date.
4. Summary of Significant Accounting Policies	(1) Valuation Standards and Accounting Treatment for Important Assets (a) Securities (including investments and other assets) Bonds held to maturity: Bonds are valued using the cost amortization method. (Straight-line method) Other securities: Securities with market quotations: Securities with market quotations are valued at market on the balance sheet date using the market price method. (The entire difference between the carrying value and the market value is recognized in net assets using the direct recognition method. Cost of sales is mainly computed by the moving average method.)	(1) Valuation Standards and Accounting Treatment for Important Assets (a) Securities(including investments and other assets) Bonds held to maturity: Same as at left Other securities: Same as at left

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
	Securities without market quotations: Securities without market quotations are valued at cost, which is determined by the moving average method. In respect of investments in SPCs ('Other securities') the equivalent attributable amounts of the SPC profits and losses are recorded as non-operating profit and expenses and the 'Investment securities' account is adjusted accordingly. (b) Derivatives Derivatives are stated at market value. (c) Inventories Land and buildings for sale are mainly valued at cost, using the weighted average method or the specific-identification method. According to the type of business other inventories are valued at cost, which is determined by the specific-identification method, the weighted-average method at cost, the last cost method at cost, the first-in first-out method at cost, the retail method at cost or the moving-average method at cost (for the value on the balance sheet, all of the above use a method of writing down the book value based on a fall in profitability). (2) Method for Depreciating Important Assets (a) For tangible fixed assets (excluding leased assets), depreciation is computed mainly by the declining-balance method. Depreciation of certain leased facilities of the Company and tangible fixed assets of certain consolidated subsidiaries is computed in combination with the straight-line method. Depreciation of buildings (excluding equipment attached to buildings) acquired by the Company and its domestic subsidiaries after April 1, 1998 is computed by the straight-line method. Estimated useful life of tangible fixed assets is assumed as follows: Buildings and structures: 2-75 years (b) For intangible fixed asset (excluding leased assets), depreciation is computed by the straight-line method. Depreciation of software for in-house use is computed by the straight-line method, assuming a useful life of 5 years.	(b) Derivatives Same as at left (c) Inventories Same as at left (2) Method for Depreciating Important Assets (a) Same as at left (b) Same as at left

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
	(c) For leased assets of finance leases in which ownership rights of the leased property are deemed to transfer to the lessee, the same depreciation method as that applied to fixed assets owned by the Company is used. For leased assets of finance leases other than those in which ownership rights of the leased property are deemed to transfer to the lessee, the straight-line method is used with the useful life being the lease period and the residual value being zero. For finance lease transactions other than those in which ownership rights of the leased property are deemed to transfer to the lessee, with a commencement date on or before March 31, 2008, the Company and its consolidated subsidiaries, with certain exceptions, use an accounting method similar to that used for ordinary rental transactions.	(c) Same as at left
	(3) Deferred assets Bond and share issue expenses are charged in full as one-time expenses to income as incurred.	(3) Deferred assets Same as at left
	(4) Important Reserves (a) Allowance for doubtful accounts The allowance for doubtful receivables is provided for at rates based on past collection experience. In addition, the amount deemed necessary to cover individual uncollectible receivables, based on management's estimate of the collectability of each, is provided when appropriate.	(4) Important Reserves (a) Allowance for doubtful accounts Same as at left
	(b) Reserve for employees' bonus Accrued bonus liabilities (employees and employee directors of the company) are based on estimated amounts to be paid in subsequent periods.	(b) Reserve for employees' bonus Same as at left
	(c) Reserve for employees' retirement benefits Accrued employee retirement benefits are provided for on the basis of the retirement and severance benefit obligations at the end of the fiscal year and the estimated fair value of pension fund assets as of the balance sheet date. Differences in the value of benefits calculated are charged to income (from the following fiscal year) over a period (15 years) that is less than the average remaining years of service of eligible employees, using the straight-line method. Past service liabilities are accounted for mainly by the straight-line method based on a period (15 years) that is less than the average remaining years of service of eligible employees at the time they arise.	(c) Reserve for employees' retirement benefits Same as at left

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
	(d) Allowance for loss on redemption of merchandise coupons To provide for losses caused by the redemption of merchandise coupons after the termination of the practice of recording merchandise coupons as liabilities, an amount expected to be redeemed is recorded based on past performance. (5) Translation of material foreign currency denominated assets and liabilities into Japanese yen All foreign currency denominated credits and debts are translated into yen amounts at the rates of exchange in effect at the consolidated balance sheet date, and translation gains and losses are accounted for as a profit or loss. Assets and liabilities of overseas subsidiaries are mainly translated into yen amounts at the rates of exchange in effect at the balance sheet date. Revenue and expenses are translated into yen amounts at the average exchange rate for the fiscal period and the differences are included in the foreign currency translation adjustment account in the shareholders' equity section. (6) Special legal reserves (Urban Railways Improvement Reserve) A reserve is provided for specific construction projects, in compliance with the provisions of Article 8 of the Law for the Urban Railways Improvement. (7) Accounting for subsidies received for construction in Railways Operations Subsidies received by the Company and consolidated subsidiaries Izukyu Corporation and Ueda Dentetsu Corp. relating to construction projects are accounted for by deducting the total amount of subsidy for the said construction project directly from the acquisition cost of fixed assets once the project is completed. In the consolidated statements of income, subsidies the Company has received for its construction projects are booked as an extraordinary profit while the amount deducted directly from the acquisition cost of fixed assets is accounted for as "reduction in subsidies received for construction", as an extraordinary loss resulting from subsidies received for construction projects. Of the construction cost for which subsidies were received, the part relating to temporary structures that have been removed is included in cost of operating revenue (cost of disposal of fixed assets, etc.)	(d) Allowance for loss on redemption of merchandise coupons Same as at left (5) Translation of material foreign currency denominated assets and liabilities into Japanese yen Same as at left (6) Special legal reserves (Urban Railways Improvement Reserve) Same as at left (7) Accounting for subsidies received for construction in Railways Operations Same as at left

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
	(8) Significant hedge accounting methods (a) Hedge accounting Deferred hedge accounting is used in principle. Special hedge accounting is applied for interest rate swaps that meet criteria for qualification for special hedge accounting. (b) Hedging methods and risks hedged Hedging methods: interest rate swaps, forward foreign exchange contracts. Risks hedged: corporate bonds, loans payable, foreign currency denominated monetary liabilities. (c) Hedging policy Rules regarding authority to enter into derivative transactions are defined in the Company's Operations Manual. Exposure to interest rate risk and currency risk is hedged in conformity with these regulations. Consolidated subsidiaries engage in derivatives transactions in conformity with their own internal rules, as a means to reduce exposure to interest rate risk and currency risk arising mainly from their regular business operations. (d) Assessing the effectiveness of a hedge Rate of changes in the cash flows from hedging instruments methods and the risks hedged over their respective lapsed periods are mainly used as the yardsticks for measuring the effectiveness of the hedge. ―――――― ―――――― (9) Accounting for consumption tax The consumption tax exclusion method is applied.	(8) Significant hedge accounting methods (a) Hedge accounting Same as at left (b) Hedging methods and risks hedged Same as at left (c) Hedging policy Same as at left (d) Assessing the effectiveness of a hedge Same as at left (9)Amortization method and period for goodwill Goodwill is amortized in equal installments over five years. Small amounts are written off in the year of accrual. Negative goodwill that accrued on or before March 31, 2010 is amortized in equal installments over five years. (10) The scope of cash and cash equivalents for the consolidated cash flow statements For the purpose of the consolidated cash flow statements, the company considers the following as cash and cash equivalents: cash on hand and in banks, and highly liquid short-term investments with original maturities of 3-months or less and without significant risk of change in value. (11) Accounting for consumption tax Same as at left

Item	Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
5. Assets and Liabilities of Consolidated Subsidiaries	Assets and liabilities of consolidated subsidiaries are valued at market.	――――――
6. Amortization of Goodwill and Negative Goodwill	Goodwill and negative goodwill are amortized in equal installments over five years. Small amounts are written off in the year of accrual.	――――――
7. The Scope of Cash and Cash Equivalents for the Consolidated Cash Flow Statements	For the purpose of the consolidated cash flow statements, the company considers the following as cash and cash equivalents: cash on hand and in banks, and highly liquid short-term investments with original maturities of 3-months or less and without significant risk of change in value.	――――――

(7) Changes to Basis of Presentation of Consolidated Financial Statements

Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
(Partial Amendments to Accounting Standard for Retirement Benefits (Part 3)) Partial Amendments to Accounting Standard for Retirement Benefits (Part 3) (ASBJ Statement No. 19 issued on July 31, 2008) are applied to the basis of presentation of consolidated financial statements from the fiscal year under review. The change had no impact on operating profit, recurring profit, net income before income taxes and minority interests, or segment information.	(Application of the Accounting Standard for Asset Retirement Obligations) The Accounting Standard for Asset Retirement Obligations (ASBJ Statement No. 18 issued on March 31, 2008) and the Guidance on the Accounting Standard for Asset Retirement Obligations (ASBJ Guidance No. 21 issued on March 31, 2008) are applied to the treatment of such obligations from the fiscal year under review. As a result, operating profit, recurring profit and net income before income taxes and minority interests decreased ¥317 million, 898 million and 4,121 million, respectively. Changes in asset retirement obligations attributable to the application of the accounting standard and the guidance amounted to ¥3,945 million. Their application had minor impact on segment information. (Application of the Accounting Standard for Equity Method of Accounting for Investments and the Practical Solution on Unification of Accounting Policies Applied to Associates Accounted for Using the Equity Method) The Accounting Standard for Equity Method of Accounting for Investments (ASBJ Statement No. 16 issued on March 10, 2008) and the Practical Solution on Unification of Accounting Policies Applied to Associates Accounted for Using the Equity Method (PITF No. 24 issued on March 10, 2008) are applied to the relevant accounting treatment and adjustments necessary for consolidated accounting are made from the fiscal year under review. As a result, retained income at the beginning of the year fell ¥315 million as a prior period adjustment. Recurring profit and net income before income taxes and minority interests also decreased ¥93 million, respectively. (Application of the Accounting Standard for Business Combinations and the like) The Accounting Standard for Business Combinations (ASBJ Statement No. 21 issued on December 26, 2008), the Accounting Standard for Consolidated Financial Statements (ASBJ Statement No. 22 issued on December 26, 2008), Partial Amendments to Accounting Standard for Research and Development Costs (ASBJ Statement No. 23 issued on December 26, 2008), the Revised Accounting Standard for Business Divestitures (ASBJ Statement No. 7 revised on December 26, 2008), the Revised Accounting Standard for Equity Method of Accounting for Investments (ASBJ Statement No. 16 revised on December 26, 2008, and the Revised Guidance on Accounting Standard for Business Combinations and Accounting Standard for Business Divestitures (ASBJ Guidance No. 10 revised on December 26, 2008) are applied to concerned accounting treatment from the fiscal year under review.

(8) Change in Presentation

Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
(In relation to the consolidated statements of income) 1. “Reversal of administrative fees for entrusted construction” and “gain on investment in silent partnerships” separately stated under nonoperating profit and “gains on sale of investment securities” separately stated under extraordinary gains in the previous fiscal year were included in “others” under respective categories because of their little monetary significance. “Reversal of administrative fees for entrusted construction” of ¥596 million, “gain on investment in silent partnerships” of ¥231 million, and “gains on sale of investment securities” of ¥929 million are included in “others” in the fiscal year under review. 2 “Gains on investments in subsidiaries” included in “others” under extraordinary gains and “loss on sale of investment securities” included in “others” under extraordinary losses in the previous fiscal year are separately stated in the fiscal year under review because their amounts exceeded one-tenth of total amounts posted for the respective accounting categories. “Gains on investments in subsidiaries” and “loss on sale of investment securities” amounted to ¥0 million and ¥5 million, respectively, in the previous fiscal year.	(In relation to the consolidated statements of income) 1. “Income before minority interests” is stated for the fiscal year under review as a result of the application of the Cabinet Office Ordinance for Partial Amendment of Regulations for Terminology, Forms and Preparation Methods of Financial Statements (Cabinet Office Ordinance No. 5 issued on March 24, 2009) based on the Accounting Standard for Consolidated Financial Statements (ASBJ Statement No. 22 issued on December 26, 2008).
(In relation to the consolidated statements of cash flow) 1. “Increase (decrease) in employees’ retirement benefits,” “loss (gain) on sale of subsidiaries’ shares,” “increase (decrease) in advances received” and “increase (decrease) in accrued consumption tax, etc.” stated under cash flows from operating activities and “payments for purchases of treasury stock” stated under cash flows from financing activities were included in “others” under cash flows from the respective activities in the previous fiscal year. These items are separately stated from the fiscal year under review because of their increased monetary significance. “ Decrease in employees’ retirement benefits” of ¥130 million, “gain on sale of subsidiaries’ shares” of ¥0 million, “decrease in advances received” of ¥1,578 million, “decrease in accrued consumption tax, etc.” of ¥405 million and “payments for purchases of treasury stock” of ¥284 million were posted in the previous fiscal year.	(In relation to the consolidated statements of cash flow) 1. “Loss (gain) on valuation of investment securities” stated in “others” under cash flows from operating activities in the previous fiscal year are separately stated in the fiscal year under review because their monetary significance has risen. “Loss (gain) on valuation of investment securities” amounted to ¥8 million in the previous fiscal year. 2. “Payments for purchases of treasury stock” separately stated under cash flows from financing activities in the previous fiscal year are included in “others” under cash flows from financing activities in the fiscal year under review because their monetary significance has fallen. “Payments for purchases of treasury stock” amount to negative ¥209 million in the fiscal year under review.

(9) Additional Information

Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
(In relation to the introduction of the trust-type employee shareholding incentive plan) The Company adopted a resolution for introducing a trust-type employee shareholding incentive plan (the “plan”) aimed at enhancing corporate value and expanding and upgrading welfare programs over medium and long terms which takes advantage of the Tokyu Group employees’ shareholding group (the “shareholding group”) at a meeting of the Board of Directors held on September 28, 2009. Under the plan, the “special trust for the Tokyu Group employees’ shareholding group” set up to transfer the Company’s shares to the shareholding group makes advance purchases of the entire volume of shares the shareholding group plans to buy in five years (for ¥5,090 million) and sells these shares to the shareholding group. With respect to the acquisition and sale of shares in the Company, the Company and the group of shareholding employees in trust (the “group in trust”) are accounted for as a single entity, giving serious consideration to economic realities. Accordingly, the Company’s shares held by the group in trust, and assets, liabilities, expenses and profits of the group in trust are included in the figures posted for the Company in the consolidated balance sheets, consolidated statements of income, consolidated statements of changes in net assets, and consolidated statements of cash flow. Note that the group in trust held 11,111 thousand shares in the Company as of the end of the fiscal year under review.	(Application of the Accounting Standard for Presentation of Comprehensive Income) The Accounting Standard for Presentation of Comprehensive Income (ASBJ Statement No. 25 issued on June 30, 2010) is applied to the relevant accounting treatment from the fiscal year under review. Note that “valuation, translation, and others” and “total valuation, translation, and others” are stated as “accumulated other comprehensive income” and “total accumulated other comprehensive income” for the previous fiscal year.

(10) Notes to Consolidated Financial Statements

(Notes to Consolidated Balance Sheets)

Million yen

Previous fiscal year
As of March 31, 2010

1. Accumulated depreciation of tangible fixed assets 827,413

2. Contingent liabilities
The Company provides debt guarantees to companies outside the Group.

Covered parties	Amount
Borrowings from financial institutions, etc.	
Housing loan guarantee	146
Others	222
Total	368

3. Notes discounted 154

4. Notes receivable endorsed for transfer 187

5. Notes related to non-consolidated subsidiaries and affiliates.
In the items below the main items related to non-consolidated subsidiaries and affiliates are:
Investment securities 59,957

6. Pledged assets and secured liabilities
Assets pledged as collateral and secured debt are as follows.

Pledged assets		
Inventory assets	155	[–]
Buildings and structures	377,125	[314,355]
Rolling stock and machinery	37,122	[36,813]
Land	122,257	[52,292]
Other assets	10,305	[9,815]
Total	546,968	[413,276]

Secured liabilities		
Short-term loans payable	33,909	[23,416]
Long-term loans payable	201,667	[148,678]
Others	3,109	[–]
Total	238,686	[172,095]

[Parentheses]: Assets pledged and secured liabilities relate to borrowings from the Railway Foundation, Railway Track Foundation, Bus Foundation, Tourist Facilities Foundation, and Manufacturing Facilities Foundation.

Fiscal year under review
As of March 31, 2011

1. Accumulated depreciation of tangible fixed assets 873,144

2. Contingent liabilities
The Company provides debt guarantees to companies outside the Group.

Covered parties	Amount
Borrowings from financial institutions, etc.	
Housing loan guarantee	126
Others	35
Total	161

3. Notes discounted 104

4. Notes receivable endorsed for transfer 11

5. Notes related to non-consolidated subsidiaries and affiliates.
In the items below the main items related to non-consolidated subsidiaries and affiliates are:
Investment securities 56,571

6. Pledged assets and secured liabilities
Assets pledged as collateral and secured debt are as follows.

Pledged assets		
Inventory assets	79	[–]
Buildings and structures	363,841	[304,606]
Rolling stock and machinery	36,575	[36,319]
Land	120,135	[51,895]
Other assets	9,671	[9,191]
Total	530,304	[402,013]

Secured liabilities		
Short-term loans payable	30,349	[22,221]
Long-term loans payable	180,402	[129,449]
Others	2,881	[–]
Total	213,633	[151,671]

[Parentheses]: Assets pledged and secured liabilities relate to borrowings from the Railway Foundation, Railway Track Foundation, Bus Foundation, Tourist Facilities Foundation, and Manufacturing Facilities Foundation.

Million yen

Previous fiscal year As of March 31, 2010	Fiscal year under review As of March 31, 2011
7. Of Urban Railways Improvement Reserve, ¥1,893 million is deemed to be used within one year.	7. Of Urban Railways Improvement Reserve, ¥1,893 million is deemed to be used within one year.
8. The cumulative amount of subsidies received for construction that are directly subtracted from the acquisition cost of fixed assets 181,122	8. The cumulative amount of subsidies received for construction that are directly subtracted from the acquisition cost of fixed assets 182,112
9. Transfer from fixed assets to land and buildings for sale due to the change of purpose of holding 7,758	9. Transfer from fixed assets to land and buildings for sale due to the change of purpose of holding 51
10. Lending of securities Investment securities 688	10. Lending of securities Investment securities 719
11. Loan disbursements related to loan commitments for consolidated subsidiaries (1) Tokyu Card, Inc. Total loan commitments 68,214 Loans extended 2,496 Remaining commitment 65,717 The above loan commitment is to cover cash withdrawals using credit cards. Accordingly, the total amount may not necessarily need to be extended.	11. Loan disbursements related to loan commitments for consolidated subsidiaries (1) Tokyu Card, Inc. Total loan commitments 63,086 Loans extended 1,838 Remaining commitment 61,247 The above loan commitment is to cover cash withdrawals using credit cards. Accordingly, the total amount may not necessarily need to be extended.
(2) Tokyu Finance and Accounting Co., Ltd. Total loan commitments 26,000 Loans extended - Remaining commitment 26,000 The above loan commitment is extended to cover the cash management system offered to each member of the Group. Accordingly, the total amount may not necessarily need to be extended.	(2) Tokyu Finance and Accounting Co., Ltd. Total loan commitments 26,000 Loans extended - Remaining commitment 26,000 The above loan commitment is extended to cover the cash management system offered to each member of the Group. Accordingly, the total amount may not necessarily need to be extended.
12. "Goodwill" in "intangible fixed assets" is the amount after offsetting "negative goodwill." The amounts before the offset are as follows: Goodwill (intangible fixed assets) 5,149 Negative goodwill (long-term liabilities) 13,795	12. "Goodwill" in "intangible fixed assets" is the amount after offsetting "negative goodwill." The amounts before the offset are as follows: Goodwill (intangible fixed assets) 906 Negative goodwill (long-term liabilities) 10,339

(Notes to Consolidated Statements of Income)

Million yen

Previous fiscal year
April 1, 2009 to March 31, 2010

1. Additions to allowances

Addition to allowance for doubtful accounts reserve	1,270
Addition to allowance for employees' bonuses	11,786
Retirement benefit costs	13,352

2. Impairment losses

Calculations of impairment losses were conducted by grouping assets in the smallest cash flow generating unit that was largely independent of other assets or asset groups. As a result, in fiscal 2009, for 81 cases of fixed asset groups where the market value was significantly below book value in line with the continued fall in land prices, and fixed asset groups that continued to generate losses, book value was written down to recoverable levels, and that write-down reported as an impairment loss resulting in an extraordinary loss of ¥6,782 million.

Region	Main cases	Type	Segment	Impairment loss
Tokyo metropolitan	Mainly stores, etc. Total 53 cases	Land & Buildings, etc.	Transportation Real Estate Retail Leisure and Services Hotels Other businesses	4,708
Chubu and Hokuriku	Mainly accommodation facilities Total 17 cases	Land & Buildings, etc.	Transportation Real Estate Retail Hotels Other businesses	793
Others	Mainly accommodation facilities Total 11 cases	Land & Buildings, etc.	Real Estate Hotels	1,280

Fiscal year under review
April 1, 2010 to March 31, 2011

1. Additions to allowances

Addition to allowance for doubtful accounts reserve	553
Addition to allowance for employees' bonuses	11,179
Retirement benefit costs	12,823

2. Impairment losses

Calculations of impairment losses were conducted by grouping assets in the smallest cash flow generating unit that was largely independent of other assets or asset groups. As a result, in fiscal 2010, for 59 cases of fixed asset groups where the market value was significantly below book value in line with the continued fall in land prices, and fixed asset groups that continued to generate losses, book value was written down to recoverable levels, and that write-down reported as an impairment loss resulting in an extraordinary loss of ¥32,295 million.

Region	Main cases	Type	Segment	Impairment loss
Tokyo metropolitan	Mainly leisure facilities Total 39 cases	Land & Buildings, etc.	Transportation Real Estate Retail Leisure and Services Hotels Other businesses	23,069
Chubu and Hokuriku	Mainly cableway facilities Total 12 cases	Land & Buildings, etc.	Transportation Real Estate Retail Hotels	1,915
Kinki	Manufacturing plants Total 1 case	Land & Buildings, etc.	Other businesses	3,588
Others	Mainly leisure facilities Total 7 cases	Land & Buildings, etc.	Real Estate Retail Leisure and Services Hotels	3,720

Million yen

<table>
<tr><th>Previous fiscal year
April 1, 2009 to March 31, 2010</th><th>Fiscal year under review
April 1, 2010 to March 31, 2011</th></tr>
<tr><td>Break down of impairment losses on a region-by-region basis.

<table>
<tr><th>Region</th><th>Land</th><th>Buildings and structures</th><th>Others</th><th>Total</th></tr>
<tr><td>Tokyo metropolitan</td><td>1,204</td><td>2,250</td><td>1,253</td><td>4,708</td></tr>
<tr><td>Chubu and Hokuriku</td><td>107</td><td>454</td><td>231</td><td>793</td></tr>
<tr><td>Others</td><td>429</td><td>792</td><td>59</td><td>1,280</td></tr>
</table>

The recoverable value of this asset group was calculated by the net sale value method, or utility value. Calculations of recoverable value using the net disposal value method were assessed in line with land values or the capitalization method. Calculations of recoverable value using utility value were calculated by discounting future cash flows at 4.0% - 5.0%.</td>
<td>Break down of impairment losses on a region-by-region basis.

<table>
<tr><th>Region</th><th>Land</th><th>Buildings and structures</th><th>Others</th><th>Total</th></tr>
<tr><td>Tokyo metropolitan</td><td>13,989</td><td>3,698</td><td>5,382</td><td>23,069</td></tr>
<tr><td>Chubu and Hokuriku</td><td>2</td><td>1,508</td><td>405</td><td>1,915</td></tr>
<tr><td>Kinki</td><td>2,468</td><td>460</td><td>659</td><td>3,588</td></tr>
<tr><td>Others</td><td>2,521</td><td>425</td><td>773</td><td>3,720</td></tr>
</table>

The recoverable value of this asset group was calculated by the net sale value method, or utility value. Calculations of recoverable value using the net disposal value method were assessed in line with land values or the capitalization method. Calculations of recoverable value using utility value were calculated by discounting future cash flows at 4.0% - 5.0%.

3. Income tax for prior years, etc.
Principally, the estimated tax amount associated with tax examination is posted.</td></tr>
</table>

(Notes to Consolidated Statement of Comprehensive Income)

Fiscal year under review (April 1, 2010 to March 31, 2011)

1. Comprehensive income in the last consolidated fiscal year before the consolidated fiscal year under review

Comprehensive income attributable to owners of the parent	14,091 million yen
Comprehensive income attributable to minority interests	1,637 million yen
Total	15,729 million yen

2. Other comprehensive income in the last consolidated fiscal year before the consolidated fiscal year under review

Net unrealized gains (losses) on investment securities	-2,437 million yen
Net unrealized gains (losses) on hedging instruments	-26 million yen
Foreign currency translation adjustment account	1,251 million yen
Share of other comprehensive income of associates accounted for using equity method	431 million yen
Total	-780 million yen

(Note to Consolidated Statement of Changes in Net Assets)

April 1, 2009 to March 31, 2010

1. Number and type of common shares issued and treasury stock *Thousand shares*

	Number of shares as of March 31, 2009	Increase of shares during fiscal 2009	Decrease of shares during fiscal 2009	Number of shares as of March 31, 2010
Shares issued				
Common shares	1,263,525	–	–	1,263,525
Total	1,263,525	–	–	1,263,525
Treasury stock				
Common shares (note)	3,577	13,013	1,593	14,996
Total	3,577	13,013	1,593	14,996

Notes

(1) The number of common shares as of March 31, 2010 includes 11,111 thousand shares in the Company held by a group of shareholding employees in trust.

(2) A breakdown of the increase in treasury stock is as follows.

(i) Increase due to purchase of shares in trust 12,303 thousand shares
(ii) Increase due to purchase of odd lot shares: 708 thousand shares
(iii) Increase resulting from a change in equity: 1 thousand shares

(3) A breakdown of the decrease in treasury stock is as follows.

(i) Decrease resulting from sale of shares in trust: 1,192 thousand shares
(ii) Decrease resulting from sale of odd lot shares: 216 thousand shares
(iii) Decrease resulting from sale of shares in subsidiaries 182 thousand shares
(iv) Decrease resulting from a change in equity: 3 thousand shares

2. Matters relating to new share subscription rights and own share options

Not applicable.

3. Dividends

(1) Amounts paid

Date confirmed	Type of stock	Total dividends paid	Dividend per share	Dividend record date	Effective date
June 26, 2009 Shareholders' meeting	Common shares	¥3,785 million	¥3.0	March 31, 2009	June 29, 2009
November 10, 2009 Board of directors' meeting	Common shares	(Note) ¥3,785 million	¥3.0	September 30, 2009	December 4, 2009

Note: A total of 5,905 thousand shares in the Company held by a group of shareholding employees in trust at the end of the second quarter of the fiscal year under review, are recognized as treasury stock. These shares were purchased after the expiration of dividend rights. "Total dividends paid" include ¥17 million paid as dividends for these shares.

(2) Of dividends whose record dates belong to the fiscal year under review, those whose effective dates belong to the next fiscal year

Date confirmed	Type of stock	Total dividends paid	Source of dividends	Dividends per share	Dividend record date	Effective date
June 29, 2010 Shareholders' meeting	Common shares	(Note) ¥3,750 million	Retained income	¥3.0	March 31, 2010	June 30, 2010

Note: Total dividends paid do not include ¥33 million paid as dividends for shares in the Company held by a group of shareholding employees in trust. The practice is due to the recognition of these shares as treasury stock.

April 1, 2010 to March 31, 2011

1. Number and type of common shares issued and treasury stock *Thousand shares*

	Number of shares as of March 31, 2010	Increase of shares during fiscal 2010	Decrease of shares during fiscal 2010	Number of shares as of March 31, 2011
Shares issued				
Common shares	1,263,525	–	–	1,263,525
Total	1,263,525	–	–	1,263,525
Treasury stock				
Common shares (note)	14,996	567	(2,930)	12,632
Total	14,996	567	(2,930)	12,632

Notes

(1) The number of common shares as of March 31, 2011 includes 8,316 thousand shares in the Company held by a group of shareholding employees in trust.

(2) The number of common shares as of March 31, 2010 includes 11,111 thousand shares in the Company held by a group of shareholding employees in trust.

(3) A breakdown of the increase in treasury stock is as follows.

(i) Increase due to purchase of odd lot shares: 566 thousand shares

(ii) Increase resulting from a change in equity: 0 thousand shares

(4) A breakdown of the decrease in treasury stock is as follows.

(i) Decrease resulting from sale of shares in trust: 2,795 thousand shares

(ii) Decrease resulting from sale of odd lot shares: 75 thousand shares

(iii) Decrease resulting from sale of shares in affiliates 60 thousand shares

2. Matters relating to new share subscription rights and own share options

Not applicable.

3. Dividends

(1) Amounts paid

Date confirmed	Type of stock	Total dividends paid	Dividend per share	Dividend record date	Effective date
June 29, 2010 Shareholders' meeting	Common shares	(Note 1) ¥3,750 million	¥3.0	March 31, 2010	June 30, 2010
November 10, 2010 Board of directors' meeting	Common shares	(Note 2) ¥3,754 million	¥3.0	September 30, 2010	December 3, 2010

Note 1: Total dividends paid do not include ¥33 million paid as dividends for shares in the Company held by a group of shareholding employees in trust. The practice is due to the recognition of these shares as treasury stock.

Note 2: Total dividends paid do not include ¥29 million paid as dividends for shares in the Company held by a group of shareholding employees in trust. The practice is due to the recognition of these shares as treasury stock.

(2) Of dividends whose record dates belong to the fiscal year under review, those whose effective dates belong to the next fiscal year

Date confirmed	Type of stock	Total dividends paid	Source of dividends	Dividends per share	Dividend record date	Effective date
June 29, 2011 Shareholders' meeting	Common shares	(Note) ¥4,384 million	Retained income	¥3.5	March 31, 2011	June 30, 2011

Note: Total dividends paid do not include ¥29 million paid as dividends for shares in the Company held by a group of shareholding employees in trust. The practice is due to the recognition of these shares as treasury stock.

(Additional information)
In relation to the trust-type employee shareholding incentive plan
The Company introduced a trust-type employee shareholding incentive plan (the "plan") that takes advantage of the Tokyu Group employees' shareholding group (the "shareholding group") in September 2009. The plan is designed to enhance corporate value and expand and upgrade welfare programs over the medium and long terms.
Under the plan, the "special trust for the Tokyu Group employees' shareholding group" set up to transfer the Company's shares to the shareholding group makes advance purchases of the entire volume of shares the shareholding group plans to buy in five years (for ¥5,090 million) and sells these shares to the shareholding group.
For the acquisition and sale of shares in the Company, the Company and the group of shareholding employees in trust (the "group in trust") are accounted for as a single entity, given consideration of economic reality. Accordingly, the Company's shares held by the group in trust, and assets, liabilities, expenses and profits of the group in trust are included in the figures for the Company posted in consolidated balance sheets, consolidated statements of income, consolidated statements of changes in net assets, and consolidated statements of cash flow.

(Notes to Consolidated Cash Flow Statements)

Million yen

Previous fiscal year April 1, 2009 to March 31, 2010	Fiscal year under review April 1, 2010 to March 31, 2011
1. The reconciliation of period end cash and cash equivalents and amounts recorded in the consolidated balance sheets are as follows: (As of March 31, 2010) Cash and deposits 40,738 Term deposits with maturities longer than 3 months (957) Cash and cash equivalents 39,780	1. The reconciliation of period end cash and cash equivalents and amounts recorded in the consolidated balance sheets are as follows: (As of March 31, 2011) Cash and deposits 29,987 Term deposits with maturities longer than 3 months (830) Cash and cash equivalents 29,156
2. Breakdown of assets and liabilities of companies that have become consolidated subsidiaries through the acquisition of shares CT Reality Co., Ltd. has become a consolidated subsidiary through additional investment. A breakdown of assets and liabilities of the company at the time of commencement of the consolidation is as follows. Current assets 4,218 Fixed assets 14,330 Current liabilities (12,406) Long-term liabilities (3,141) Minority interests (27) The amount after subtracting cash and cash equivalents that are included in the current assets above from cash and cash equivalents that are disbursed for the additional investment, namely ¥4,080 million, is presented as "payments for the acquisition of shares in subsidiaries resulting in changes in the scope of consolidation."	―――――

(Segment Information)

(Segment Information by Business)

April 1, 2009 to March 31, 2010

Million yen

	Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other	Total	Elimination/ Headquarters	Consolidated
I. Operating revenue/ Operating profit									
Operating revenue									
(1) Outside customers	193,975	139,095	555,436	136,819	86,381	118,424	1,230,132	–	1,230,132
(2) Inter-segment internal revenues or transfers	955	24,951	2,521	16,510	611	30,952	76,503	(76,503)	–
Total	194,931	164,046	557,957	153,329	86,993	149,376	1,306,635	(76,503)	1,230,132
Operating expenses	171,702	141,195	554,091	151,868	88,415	146,765	1,254,037	(76,645)	1,177,391
Operating profit (loss)	23,229	22,851	3,866	1,461	(1,422)	2,611	52,598	142	52,741
II. Assets, depreciation, impairment losses and capital expenditure									
Assets	685,882	434,152	362,294	118,911	76,124	155,790	1,833,155	132,639	1,965,794
Depreciation	38,827	7,891	12,292	4,587	3,328	2,532	69,460	(78)	69,382
Impairment losses	1,358	502	2,092	767	1,981	79	6,782	–	6,782
Capital expenditure	59,869	41,594	16,721	4,278	5,067	2,610	130,142	3,981	134,123

Notes

1. Operating Segments
   Operating segments are based on Standard Industrial Classifications in Japan and are designed to reflect the diversified nature of the Company's business accurately.
2. Description of operating segments
   - Transportation: railway operations and bus operations
   - Real Estate: real estate sales, real estate leasing and real estate management
   - Retail: department store operations, chain store operations and shopping center operations
   - Leisure and Services: advertising operations, golf course operations and CATV operations
   - Hotel: hotel operations
   - Other: maintenance of rolling stock for railway operations and general trading operations
3. No unallocated operating expenses were included in Elimination/Headquarters.
4. Of assets in the fiscal year under review and in the previous fiscal year, the Company-wide assets included in Elimination/Headquarters were ¥198,329 million, respectively. The principle items include surplus funds under management (cash), long-term investment funds (investment securities), and assets relating to the administration division in the parent company.

(Geographical Segment Information)

April 1, 2009 to March 31, 2010

Geographical segment information is not disclosed since the amount of domestic operating revenue and assets of domestic operations each represents more than 90% of the respective total amounts for all segments.

(Overseas Sales)

April 1, 2009 to March 31, 2010

Overseas revenue is not disclosed since it represents less than 10% of total consolidated revenue from operations.

(Segment Information)

April 1, 2010 to March 31, 2011

1. Overview of reported segments

Reported segments of Tokyu Group (the Company and its consolidated subsidiaries) are constituent units of the Group, for which separate financial information is available. The Board of Directors of the Company examines these units regularly to determine the allocation of management resources and to assess segment performance.

The Tokyu Group undertakes a wide range of businesses that are closely related to the daily life of customers in geographic areas focused on Tokyu Lines' service areas.

Service-based segments structure the Group for that reason. The six fields of Transportation, Real Estate, Retail, Leisure and Services, Hotels and Other businesses comprise the Group's reported segments. Major businesses for each reported segment are as follows:

Transportation:	railway operations and bus operations
Real Estate:	real estate sales, real estate leasing and real estate management
Retail:	department store operations, chain store operations and shopping center operations
Leisure and Services:	advertising operations, golf course operations and CATV operations
Hotel:	hotel operations
Other:	maintenance of rolling stock for railway operations and general trading operations

2. Method for calculating operating revenue, profit and loss, assets and other amounts for reported segments

The accounting treatment method for reported segments is the same as the method stated in the "basis of presentation of consolidated financial statements."

Inter-segment internal revenues or transfers are based on prevailing market prices.

3. Information relating to operating revenue, profit and loss, assets and other amounts for reported segments

April 1, 2009 to March 31, 2010

Information relating to operating revenue, profit and loss, assets and other amounts for reported segments is not stated because similar information is disclosed in consolidated financial statements as segment information based on prior rules for handling such information in compliance with the Revised Accounting Standard for Disclosures about Segments of an Enterprise and Related Information (ASBJ Statement No. 17 revised on March 27, 2009).

Amortization of goodwill by reported segment are ¥310 million for the Transportation segment, ¥6,094 million for the Retail segment, ¥336 million for the Leisure and Services segment, ¥13 million for the Hotels segment, and ¥79 million for the Other businesses segment. Investments in equity method affiliates of ¥59,957 million are posted as Company-wide assets not allocated to reported segments.

April 1, 2010 to March 31, 2011

Million yen

	Reported segment						Total	Adjustments (Note) 1	Amount posted in the consolidated financial statements (Note) 2
	Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other			
Operating revenue									
Outside customers	186,608	132,100	512,878	136,781	82,231	101,525	1,152,125	–	1,152,125
Inter-segment internal revenues or transfers	736	25,783	2,616	18,926	585	24,513	73,160	(73,160)	–
Total	187,344	157,883	515,494	155,707	82,816	126,038	1,225,285	(73,160)	1,152,125
Segment profit (loss)	28,481	16,923	7,632	2,741	(1,443)	2,628	56,963	155	57,119
Segment assets	722,394	431,675	324,921	106,948	73,240	127,410	1,786,590	168,486	1,955,077
Other items									
Depreciation	37,253	11,314	12,436	4,721	3,393	2,445	71,564	(73)	71,491
Amortization of goodwill	1	17	1,220	294	15	79	1,628	–	1,628
Investments in equity method affiliates	–	–	–	–	–	–	–	56,571	56,571
Increase in tangible fixed assets and intangible fixed assets	55,608	54,053	16,568	7,180	6,235	1,303	140,949	2,004	142,953

Notes

1. Adjustments are as follows.
   (1) An adjustment of ¥155 million in segment profit (loss) represents deduction of inter-segment transactions.
   (2) An adjustment of ¥168,486 million in segment assets consists of Company-wide assets of ¥221,467 million not allocated to reported segments and deduction of inter-segment transactions of negative ¥52,981 million.
   (3) An adjustment of negative ¥73 million in depreciation represents deduction of inter-segment transactions.
   (4) An adjustment of ¥56,571 million in investments in equity method affiliates represents Company-wide assets not allocated to reported segments.
   (5) An adjustment of ¥2,004 million in tangible fixed assets and intangible fixed assets consists of Company-wide assets of ¥3,050 million not allocated to reported segments and deduction of inter-segment transactions of negative ¥1,046 million.
2. Segment profit (loss) is adjusted with operating profit stated in consolidated financial statements.

(Related Information)

April 1, 2010 to March 31, 2011

1. Information by region

(1) Operating revenue

Operating revenue by region is not stated because sales to outside customers in Japan account for more than 90% of operating revenue stated in the consolidated statements of income.

(2) Tangible fixed assets

Tangible fixed assets by region are not stated because tangible fixed assets in Japan account for more than 90% of tangible fixed assets stated in the consolidated balance sheets.

2. Information by major customer

Information by major customer is not stated because no outside customer in Japan accounts for 10% or more of operating revenue stated in the consolidated statements of income.

(Information relating to impairment losses on fixed assets by reported segment)

April 1, 2010 to March 31, 2011

Million yen

	Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other	Elimination/ Headquarters	Total
Impairment losses	2,666	1,507	8,549	12,021	1,457	6,092	–	32,295

(Information relating to amortization of goodwill and negative goodwill, and unamortized balance by reported segment)

April 1, 2010 to March 31, 2011

Million yen

		Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other	Elimination/ Headquarters	Total
Goodwill	Amortized during period	1	17	1,220	294	15	79	–	1,628
	Balance at end of year	4	–	5	734	17	144	–	906
Negative goodwill	Amortized during period	–	–	–	–	–	–	3,457	3,457
	Balance at end of year	–	–	–	–	–	–	10,339	10,339

Notes

1. Negative goodwill of ¥3,457 million amortized during the fiscal year under review is Company-wide revenue not allocated to reported segments.
2. The negative goodwill balance of ¥10,339 million at the end of the fiscal year under review is Company-wide liabilities not allocated to reported segments.

(Information relating to gains on negative goodwill by reported segment)

April 1, 2010 to March 31, 2011

Information relating to gains on negative goodwill by reported segment is not stated because the gains were minor.

(Additional information)

April 1, 2010 to March 31, 2011

The Revised Accounting Standard for Disclosures about Segments of an Enterprise and Related Information (ASBJ Statement No. 17 revised on March 27, 2009) and the Revised Guidance on Accounting Standard for Disclosures about Segments of an Enterprise and Related Information (ASBJ Guidance No. 20 revised on March 21, 2008) are applied to the relevant accounting treatment from the fiscal year under review.

(Per Share Information)

Previous fiscal year April 1, 2009 to March 31, 2010		Fiscal year under review April 1, 2010 to March 31, 2011	
Net assets per share	¥298.77	Net assets per share	¥322.4
Net income per share	¥11.88	Net income per share	¥32.5
Net income per share (diluted) is not stated because no residual securities exist at the Company and residual securities that exist at certain of its affiliates have no dilutive effect.		Same as left	

Note 1: The basis of calculation for net assets per share is as follows:
The “number of treasury common shares” includes shares in the Company held by a group of shareholding employees in trust.

	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Total net assets on the consolidated balance sheets (million yen)	386,341	416,565
Amount to subtract from total net assets (million yen)	13,324	13,721
[Of which, minority interests]	[13,324]	[13,721]
Net assets for common shares (million yen)	373,017	402,843
Number of common shares issued (thousand shares)	1,263,525	1,263,525
Number of treasury common shares (thousand shares)	14,996	12,632
Number of common shares used for the calculation of net assets per share (thousand shares)	1,248,529	1,250,893

Note 2: The basis for the calculation of net income per share and the net income per share (diluted) is as follows:
The “average number of outstanding common shares during the period” excludes shares in the Company held by a group of shareholding employees in trust.

	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Net income per share:		
Net income (million yen)	14,898	40,051
Amount not attributable to common shareholders (million yen)	–	–
Net income attributable to common shares (million yen)	14,898	40,051
Average number of outstanding common shares during the period (thousand shares)	1,254,132	1,249,732

(Subsequent Events)

Not applicable.

(Omission of Disclosure)

Notes to business combinations and the like, leased and other properties, and special-purpose companies subject to disclosure, covering items such as lease transactions, related-party transactions, tax effect accounting, financial instruments, securities, derivatives transactions, retirement benefits and stock options, are omitted because their significance is considered minor.

5. Non-Consolidated Financial Statements
(1) Non-Consolidated Balance Sheets

Million yen

Item	As of March 31, 2010	As of March 31, 2011
Assets		
Current Assets		
Cash and deposits	1,864	1,704
Accrued fares	6,716	6,013
Accounts receivable	20,700	15,435
Accrued income	2,136	2,350
Income taxes receivable	–	3,456
Short-term loans receivable	–	426
Short-term loans to affiliates	3,000	4,000
Land and buildings for sale	53,300	46,913
Inventory assets	4,259	3,620
Prepaid expenses	1,013	1,159
Deferred tax assets	6,254	10,989
Other current assets	9,842	9,430
Allowance for doubtful accounts	(6)	(7)
Total current assets	109,082	105,493
Fixed Assets		
Fixed assets for railway operations		
Tangible fixed assets	857,211	901,055
Accumulated depreciation	(362,142)	(388,740)
Tangible fixed assets (net)	495,069	512,314
Intangible fixed assets	7,072	6,976
Total fixed assets for railway operations	502,141	519,291
Fixed assets for real estate business		
Tangible fixed assets	454,092	493,050
Accumulated depreciation	(134,804)	(143,785)
Tangible fixed assets (net)	319,288	349,265
Intangible fixed assets	10,866	9,990
Total fixed assets for real estate business	330,154	359,255
Fixed assets relating to other businesses		
Tangible fixed assets	45,936	46,255
Accumulated depreciation	(15,649)	(16,617)
Tangible fixed assets (net)	30,286	29,637
Intangible fixed assets	864	818
Total fixed assets relating to other businesses	31,151	30,456
Construction in progress		
Construction in progress for railway operations	88,921	113,403
Construction in progress for real estate business	51,173	14,626
Construction in progress relating to other businesses	615	1,119
Total construction in progress	140,709	129,149

Item	As of March 31, 2010	As of March 31, 2011
Investments & others		
Investment securities	40,646	36,571
Affiliated company's stocks	219,107	198,107
Other securities of subsidiaries and affiliates	13,731	13,539
Long-term loans receivable	–	606
Long-term loans to subsidiaries and affiliates	36,952	41,477
Long term prepaid expenses	11,017	10,705
Prepaid pension expenses	45,536	41,538
Guarantee money paid	5,192	4,679
Deferred tax assets	–	18,854
Other investment, etc.	3,428	3,191
Allowance for doubtful accounts	(4,978)	(5,386)
Total investments & others	370,633	363,885
Total fixed assets	1,374,791	1,402,038
Total Assets	1,483,874	1,507,531
Liabilities		
Current Liabilities		
Short-term debt	134,741	135,703
Short-term debt from subsidiaries and affiliates	4,158	21,414
Current portion of long-term debt	99,369	66,588
Current portion of corporate bonds	18,000	21,000
Lease obligations	1,011	5,906
Accrued amount payable	25,343	21,092
Accrued expenses	3,372	3,279
Accrued consumption tax, etc.	1,302	–
Accrued income tax, etc.	3,963	–
Connection fare deposits	3,284	2,989
Deposits	27,739	26,358
Advance fares	7,606	6,553
Advances received	4,803	2,876
Advances received for entrusted construction	19,557	21,741
Reserve for employees' bonuses	4,140	4,569
Asset retirement obligations	–	463
Other current liabilities	3,569	4,073
Total current liabilities	361,964	344,611
Long-Term Liabilities		
Corporate bonds	207,800	236,800
Long-term debt	440,761	437,186
Lease obligations	11,843	5,936
Deferred tax liabilities	18,269	–
Asset retirement obligations	–	299
Long-term guarantee deposited	80,970	84,298
Other long-term liabilities	3,847	4,186
Total long-term liabilities	763,491	768,708
Special Legal Reserves		
Urban railways improvement reserve	22,033	22,659
Total special legal reserves	22,033	22,659
Total Liabilities	1,147,490	1,135,978

Million yen

Item	As of March 31, 2010	As of March 31, 2011
Net Assets		
Shareholders' Equity		
Common stock	121,724	121,724
Capital surplus		
Capital reserve	92,754	92,754
Other capital surplus	44,583	44,424
Total capital surplus	137,338	137,179
Retained income		
Other retained income		
Reserve for advanced depreciation of fixed assets	1,509	1,352
Net retained income forwarded	80,657	116,483
Total retained income	82,167	117,835
Treasury stock	(5,694)	(4,709)
Total Shareholders' Equity	335,535	372,030
Valuation, Translation and Other		
Net unrealized gains (losses) on investment securities, net of taxes	848	(477)
Total valuation, translation and other	848	(477)
Total Net Assets	336,384	371,552
Total Liabilities and Net Assets	1,483,874	1,507,531

(2) Non-Consolidated Statements of Income

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Operating revenue from railway operations		
Operating revenue		
Revenue from fare	129,128	127,874
Miscellaneous income from transportation business	18,125	17,922
Total operating revenue from railway operations	147,254	145,797
Cost of operating revenue		
Transportation expenses	73,673	67,678
General and administrative expenses	11,995	11,733
Taxes	6,583	6,697
Depreciation and amortization	34,024	33,007
Total cost of operating revenue for railway operations	126,277	119,117
Operating profit from railway operations	20,977	26,680
Operating profit from real estate business		
Operating revenue		
Revenue from real estate sales business	82,207	76,039
Revenue from real estate leasing business	53,335	53,302
Total operating revenue from real estate business	135,542	129,342
Cost of operating revenue		
Cost of sales	56,510	53,880
SG&A expenses	39,261	36,985
Taxes	5,237	6,447
Depreciation and amortization	9,487	13,524
Total cost of operating revenue for real estate business	110,496	110,837
Operating profit from real estate business	25,045	18,504
Operating profit from all businesses	46,023	45,184
Non-operating profit		
Interest income	647	630
Dividend income	2,318	1,998
Reversal of administrative fees for entrusted construction	596	630
Gain on investment in silent partnerships	1,901	1,475
Miscellaneous income	3,110	3,463
Total non-operating profit	8,573	8,198
Non-operating expenses		
Interest paid	10,744	9,440
Interest on corporate bonds	4,125	4,545
Addition to allowance for doubtful accounts	1,095	433
Miscellaneous disbursements	2,135	1,498
Total non-operating expenses	18,101	15,917
Recurring profit	36,495	37,466

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Extraordinary gains		
Gain on sale of fixed assets	4,486	4,907
Subsidies received for construction	339	1,702
Gain on reversal of Urban Railways Improvement Reserve	1,893	1,893
Gain on contribution of securities to retirement benefit trust	1,963	–
Others	401	1,334
Total extraordinary gains	9,085	9,837
Extraordinary losses		
Loss on reduction of fixed assets	315	913
Loss on sales of investment securities	9,036	3
Loss on valuation of shares in subsidiaries and affiliates	12,242	21,831
Impairment loss	–	14,581
Transfer to Urban Railways Improvement Reserve	2,543	2,519
Others	2,791	2,847
Total extraordinary losses	26,928	42,696
Income before income taxes	18,651	4,607
Income taxes	9,993	542
Income taxes for prior periods	–	1,840
Income tax adjustment	2,989	(40,950)
Total income taxes	12,983	(38,566)
Net income	5,668	43,174

(3) Non-Consolidated Statements of Changes in Net Assets

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Shareholders' equity		
Common stock		
Balance at the previous year end	121,724	121,724
Balance at the period end	121,724	121,724
Capital surplus		
Capital reserve		
Balance at the previous year end	92,754	92,754
Balance at the period end	92,754	92,754
Other capital surplus		
Balance at the previous year end	44,616	44,583
Changes during the period		
Sale of treasury stock	(33)	(158)
Total changes during the period	(33)	(158)
Balance at the period end	44,583	44,424
Total capital surplus		
Balance at the previous year end	137,371	137,338
Changes during the period		
Sale of treasury stock	(33)	(158)
Total changes during the period	(33)	(158)
Balance at the period end	137,338	137,179
Retained income		
Other retained income		
Reserve for advanced depreciation of fixed assets		
Balance at the previous year end	–	1,509
Changes during the period		
Provision of reserve for advanced depreciation of fixed assets	1,509	(157)
Total changes during the period	1,509	(157)
Balance at the period end	1,509	1,352
Retained earnings brought forward		
Balance at the previous year end	84,070	80,657
Changes during the period		
Provision of reserve for advanced depreciation of fixed assets	(1,509)	157
Dividends	(7,571)	(7,505)
Net income	5,668	43,174
Total changes during the period	(3,413)	35,826
Balance at the period end	80,657	116,483
Total retained income		
Balance at the previous year end	84,070	82,167
Changes during the period		
Dividends	(7,571)	(7,505)
Net income	5,668	43,174
Total changes during the period	(1,903)	35,668
Balance at the period end	82,167	117,835

Million yen

Item	April 1, 2009 to March 31, 2010	April 1, 2010 to March 31, 2011
Treasury stock		
Balance at the previous year end	(940)	(5,694)
Changes during the period		
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	614	1,194
Total changes during the period	(4,753)	984
Balance at the period end	(5,694)	(4,709)
Total shareholders' equity		
Balance at the previous year end	342,225	335,535
Changes during the period		
Dividends	(7,571)	(7,505)
Net income	5,668	43,174
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	581	1,035
Total changes during the period	(6,690)	36,494
Balance at the period end	335,535	372,030
Valuation, translation and others		
Net unrealized gains (losses) on investment securities		
Balance at the previous year end	2,836	848
Changes during the period		
Changes other than those to shareholders' equity (net)	(1,987)	(1,325)
Total changes during the period	(1,987)	(1,325)
Balance at the period end	848	(477)
Total valuation, translation and other		
Balance at the previous year end	2,836	848
Changes during the period		
Changes other than those to shareholders' equity (net)	(1,987)	(1,325)
Total changes during the period	(1,987)	(1,325)
Balance at the period end	848	(477)
Total Net Assets		
Balance at the previous year end	345,061	336,384
Changes during the period		
Dividends	(7,571)	(7,505)
Net income	5,668	43,174
Purchases of treasury stock	(5,367)	(209)
Sale of treasury stock	581	1,035
Changes other than those to shareholders' equity (net)	(1,987)	(1,325)
Total changes during the period	(8,677)	35,168
Balance at the period end	336,384	371,552

(4) Notes Regarding the Premise of a Going Concern

Not applicable.

6. Other

(1) Changes in Directors

The Company will disclose necessary items in connection with changes in directors as they arise.

7. Supplementary Information (Reference)
(1) Overview of Consolidated Results for the Fiscal Year Ended March 2011

	FY10/3 (Results) Billion yen	FY11/3 (Results) Billion yen	Year on year		FY12/3 (Forecast) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Operating revenue	1,230.1	1,152.1	(78.0)	(6.3)	1,074.0	(78.1)	(6.8)
Operating profit	52.7	57.1	4.3	8.3	37.0	(20.1)	(35.2)
Recurring profit	46.1	52.8	6.7	14.6	32.0	(20.8)	(39.5)
Net income	14.8	40.0	25.1	168.8	20.0	(20.0)	(50.1)

■ Financial results for the fiscal year ended March 2011 (year-on-year comparison)

(A) Operating revenue 1,152.1 billion yen (year-on-year comparison -78.0 billion yen)
- Operating revenue declined year on year in almost all businesses, influenced by factors such as the transfer of Sapporo Tokyu Store in the Retail business executed in the previous fiscal year and the sustained aggravation of the consumption environment.

(B) Operating profit 57.1 billion yen (year-on-year comparison 4.3 billion yen)
- Despite an increase in development expenses for large-scale projects, operating profit increased year on year, reflecting the lower cost associated with the disposal of fixed assets in the Company's railway operations and other factors.

(C) Recurring profit 52.8 billion yen (year-on-year comparison 6.7 billion yen)
- Recurring profit increased year on year, attributable to a rise in operating profit, an increase in investment gains from the equity method and a decline in interest expenses among other factors.

(D) Net income 40.0 billion yen (year-on-year comparison 25.1 billion yen)
- Despite impairment and other losses posted in extraordinary losses, net income rose substantially, reflecting the posting of deferred tax assets and other factors.

■ Forecast earnings for the fiscal year ending March 2012 (year-on-year comparison)

(A) Operating revenue 1,074.0 billion yen (year-on-year comparison -78.1 billion yen)
- Operating revenue is set to fall given factors such as declining consumer confidence in reaction to the Great East Japan Earthquake and expected power shortages, as well as lower condominium sales in the Company's real estate sales business.

(B) Operating profit 37.0 billion yen (year-on-year comparison -20.1 billion yen)
- Operating profit is expected to decline given the adverse effects of the Great East Japan Earthquake and a substantial increase in expenses in the Company's railway operations, including those associated with the disposal of fixed assets.

(C) Recurring profit 32.0 billion yen (year-on-year comparison -20.8 billion yen)
- Recurring profit is likely to fall by an amount roughly equivalent to the decline in operating profit, despite a rise in investment gains from the equity method.

(D) Net income 20.0 billion yen (year-on-year comparison -20.0 billion yen)
- Net income is expected to shrink by an amount roughly equivalent to the decline in recurring profit, given factors such as a reaction to reduced income taxes paid, despite a decline in impairment and other losses from the fiscal year under review.

(2) Railway Operations of the Company (passengers carried and revenue from fares)

1) Passengers carried

	Passengers carried						
	FY10/3 (Results) Thousand persons	FY11/3 (Results) Thousand persons	Year on year		FY12/3 (Forecasts) Thousand persons	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Total	1,066,673	1,062,590	(4,083)	(0.4)	1,030,026	(32,564)	(3.1)
Passengers without commutation tickets	440,205	433,891	(6,314)	(1.4)	412,089	(21,802)	(5.0)
Passengers with tickets	626,468	628,699	2,231	0.4	617,937	(10,762)	(1.7)

2) Revenue from fares

	Revenue from fares						
	FY10/3 (Results) Million yen	FY11/3 (Results) Million yen	Year on year		FY12/3 (Forecasts) Million yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Total	129,129	127,875	(1,254)	(1.0)	123,981	(3,894)	(3.0)
Passengers without commutation tickets	71,931	70,736	(1,195)	(1.7)	67,625	(3,111)	(4.4)
Passengers with tickets	57,198	57,139	(59)	(0.1)	56,356	(783)	(1.4)

(3) Capital Expenditure and Depreciation

1) Capital expenditure

	FY10/3 (Results) Billion yen	FY11/3 (Results) Billion yen	Year on year		FY12/3 (Forecasts) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Transportation	59.8	55.6	(4.2)	(7.1)	47.6	(8.0)	(14.4)
Real estate	41.5	54.0	12.4	30.0	44.8	(9.2)	(17.1)
Retail	16.7	16.5	(0.1)	(0.9)	14.3	(2.2)	(13.7)
Leisure and services	4.2	7.1	2.9	67.8	9.1	1.9	26.7
Hotel	5.0	6.2	1.1	23.0	1.3	(4.9)	(79.2)
Other	2.6	1.3	(1.3)	(50.1)	6.3	4.9	383.3
Elimination/Headquarters	3.9	2.0	(1.9)	–	4.3	2.2	–
Total	134.1	142.9	8.8	6.6	127.7	(15.2)	(10.7)

2) Depreciation

	FY10/3 (Results) Billion yen	FY11/3 (Results) Billion yen	Year on year		FY12/3 (Forecasts) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Transportation	38.8	37.2	(1.5)	(4.1)	36.6	(0.6)	(1.8)
Real estate	7.8	11.3	3.4	43.4	13.1	1.7	15.8
Retail	12.2	12.4	0.1	1.2	13.6	1.1	9.4
Leisure and services	4.5	4.7	0.1	2.9	4.6	(0.1)	(2.6)
Hotel	3.3	3.3	0.0	1.9	3.3	(0.0)	(2.7)
Other	2.5	2.4	(0.0)	(3.5)	2.2	(0.2)	(10.0)
Elimination/Headquarters	(0.0)	(0.0)	0.0	–	–	–	–
Total	69.3	71.4	2.1	3.0	73.4	1.9	2.7

(4) Consolidated Statements of Income

(i) Consolidated financial results for the fiscal year ended March 2011 (year-on-year comparison)

Item	(FY10/3) Results	(FY11/3) Results	Change		Major reasons
Operating profit and loss	*Billion yen*	*Billion yen*	*Billion yen*	%	
Transportation Operating					
Operating revenue	194.9	187.3	(7.5)	(3.9)	– (Passengers carried (total): -0.4%) Railway operations of the Company: -1.4; restructuring of local bus operations: -5.0
Operating expenses	171.7	158.8	(12.8)	(7.5)	
Operating profit	23.2	28.4	5.2	22.6	– (Cost of disposal of fixed assets: -5.1) Railway operations of the Company: +5.7; restructuring of local bus operations: -0.5
Real estate					
Operating revenue	164.0	157.8	(6.1)	(3.8)	– Real estate sales: -6.1; Real estate leasing: +2.2
Operating expenses	141.1	140.9	(0.2)	(0.2)	
Operating profit	22.8	16.9	(5.9)	(25.9)	– Real estate sales: -2.6; Real estate leasing: -3.1
Retail					
Operating revenue	557.9	515.4	(42.4)	(7.6)	–Tokyu Store Chain: -39.2 (Sapporo Tokyu Store Chain: -32.6); Tokyu Department Store: -0.7
Operating expenses	554.0	507.8	(46.2)	(8.3)	
Operating profit	3.8	7.6	3.7	97.4	–Tokyu Store Chain: -0.0 (Sapporo Tokyu Store Chain: -0.6); Tokyu Department Store: +0.4; Decrease in amortization of goodwill: +4.8
Leisure and Services					
Operating revenue	153.3	155.7	2.3	1.6	– Tokyu Agency: +2.6
Operating expenses	151.8	152.9	1.0	0.7	
Operating profit	1.4	2.7	1.2	87.6	– Tokyu Agency: +0.9
Hotel					
Operating revenue	86.9	82.8	(4.1)	(4.8)	– Tokyu Hotels: -4.2
Operating expenses	88.4	84.2	(4.1)	(4.7)	
Operating profit	(1.4)	(1.4)	(0.0)	–	– Tokyu Hotels: -0.4; Mauna Lani Resort: +0.3
Other					
Operating revenue	149.3	126.0	(23.3)	(15.6)	– Tokyu Car Corporation: -9.7
Operating expenses	146.7	123.4	(23.3)	(15.9)	
Operating profit	2.6	2.6	0.0	0.7	– Tokyu Car Corporation: +0.5
Elimination/Headquarters					
Operating revenue	(76.5)	(73.1)	3.3	–	
Operating expenses	(76.6)	(73.3)	3.3	–	
Operating profit	0.1	0.1	0.0	–	
Consolidated					
Operating revenue	1,230.1	1,152.1	(78.0)	(6.3)	
Operating expenses	1,177.3	1,095.0	(82.3)	(7.0)	
Operating profit	52.7	57.1	4.3	8.3	
Non-operating profit and expenses					
Non-operating profit	13.9	14.1	0.2	1.7	
Interest and dividends	1.8	1.2	(0.6)	(32.2)	
Amortization of negative goodwill	3.8	3.4	(0.3)	(9.8)	
Investment gains from equity method	3.5	4.1	0.6	18.0	
Other non-operating profit	4.7	5.2	0.5	12.5	
Non-operating expenses	20.5	18.4	(2.1)	(10.3)	
Interest expenses	17.2	16.0	(1.1)	(6.9)	
Other non-operating expenses	3.2	2.3	(0.9)	(28.1)	
Recurring profit	46.1	52.8	6.7	14.6	

Item	(FY10/3) Results	(FY11/3) Results	Change		Major reasons
Extraordinary gains and losses	*Billion yen*	*Billion yen*	*Billion yen*	%	
Extraordinary gains	24.0	13.3	(10.7)	(44.5)	
Subsidies received for construction	0.7	2.0	1.2	158.1	
Gain on reversal of urban railways improvement reserve	1.8	1.8	–	–	
Gain on sale of fixed assets	8.8	7.7	(1.0)	(12.2)	
Gain on sale of investment securities	3.7	0.8	(2.9)	(78.5)	
Other extraordinary gains	8.8	0.9	(7.9)	(89.8)	– Gain on establishment of a retirement benefit trust: -3.1; Compensation income: -1.5
Extraordinary losses	27.4	59.0	31.6	115.5	
Reduction in subsidies received for construction	0.7	1.2	0.4	57.1	
Transfer to urban railways improvement reserve	2.5	2.5	(0.0)	(1.0)	
Loss on disposal of fixed assets	0.9	5.2	4.3	465.2	
Impairment loss	6.7	32.2	25.5	376.1	
Loss on sales of securities	9.4	1.4	(7.9)	(84.2)	
Other extraordinary losses	6.9	16.3	9.3	134.5	– Loss on revision of the retirement benefit plan: +5.4; Loss on adjustment for changes of accounting standard for asset retirement obligations: +3.2
Net income before taxes and minority interests	42.8	7.1	(35.6)	(83.2)	
Corporate income taxes	26.3	(34.0)	(60.3)	–	
Income before minority interests	16.5	41.2	24.7	150.0	
Minority interests	1.6	1.2	(0.3)	(23.6)	
Net income	14.8	40.0	25.1	168.8	

(ii) Consolidated financial results for the fiscal year ended March 2011
(Compared with forecast as of February)

Item	(FY11/3) Forecast as of February	(FY11/3) Results	Compared with forecast as of February		Major reasons
Operating profit and loss	*Billion yen*	*Billion yen*	*Billion yen*	%	
Transportation Operating					
Operating revenue	189.0	187.3	(1.6)	(0.9)	– Railway operations of the Company: -1.1
Operating expenses	160.2	158.8	(1.3)	(0.8)	
Operating profit	28.8	28.4	(0.3)	(1.1)	
Real estate					
Operating revenue	158.6	157.8	(0.7)	(0.5)	
Operating expenses	142.9	140.9	(1.9)	(1.4)	
Operating profit	15.7	16.9	1.2	7.8	– Real estate sales: +1.2
Retail					
Operating revenue	517.6	515.4	(2.1)	(0.4)	– Tokyu Department Store: -1.9
Operating expenses	511.0	507.8	(3.1)	(0.6)	
Operating profit	6.6	7.6	1.0	15.6	– Tokyu Store Chain: +0.4
Leisure and Services					
Operating revenue	152.6	155.7	3.1	2.0	– Tokyu Agency: +2.7
Operating expenses	150.0	152.9	2.9	2.0	
Operating profit	2.6	2.7	0.1	5.5	
Hotel					
Operating revenue	84.4	82.8	(1.5)	(1.9)	– Tokyu Hotels: -1.5
Operating expenses	85.4	84.2	(1.1)	(1.3)	
Operating profit	(1.0)	(1.4)	(0.4)	–	
Other					
Operating revenue	124.7	126.0	1.3	1.1	– Tokyu Car Corporation: +0.3
Operating expenses	122.4	123.4	1.0	0.8	
Operating profit	2.3	2.6	0.3	14.3	
Elimination/Headquarters					
Operating revenue	(67.5)	(73.1)	(5.6)	–	
Operating expenses	(67.5)	(73.3)	(5.8)	–	
Operating profit	–	0.1	0.1	–	
Consolidated					
Operating revenue	1,159.4	1,152.1	(7.2)	(0.6)	
Operating expenses	1,104.4	1,095.0	(9.3)	(0.9)	
Operating profit	55.0	57.1	2.1	3.9	
Non-operating profit and expenses					
Non-operating profit	14.7	14.1	(0.5)	(3.6)	
Interest and dividends	1.5	1.2	(0.2)	(15.1)	
Amortization of negative goodwill	3.5	3.4	(0.0)	(1.2)	
Investment gains from equity method	4.5	4.1	(0.3)	(7.6)	
Other non-operating profit	5.2	5.2	0.0	1.7	
Non-operating expenses	19.7	18.4	(1.2)	(6.5)	
Interest expenses	16.3	16.0	(0.2)	(1.5)	
Other non-operating expenses	3.4	2.3	(1.0)	(30.3)	
Recurring profit	50.0	52.8	2.8	5.7	

Item	(FY11/3) Forecast as of February	(FY11/3) Results	Compared with forecast as of February		Major reasons
	Billion yen	*Billion yen*	*Billion yen*	%	
Extraordinary gains and losses					
Extraordinary gains	13.0	13.3	0.3	2.9	
Subsidies received for construction	1.7	2.0	0.3	18.7	
Gain on reversal of urban railways improvement reserve	1.9	1.8	(0.0)	(0.3)	
Gain on sale of fixed assets	7.4	7.7	0.3	4.9	
Gain on sale of investment securities	0.3	0.8	0.5	167.0	
Other extraordinary gains	1.7	0.9	(0.7)	(46.8)	
Extraordinary losses	28.0	59.0	31.0	110.9	
Reduction in subsidies received for construction	1.4	1.2	(0.1)	(14.1)	
Transfer to urban railways improvement reserve	2.5	2.5	0.0	0.8	
Loss on disposal of fixed assets	1.6	5.2	3.6	227.6	
Impairment loss	2.4	32.2	29.8	–	
Loss on sales of securities	3.9	1.4	(2.4)	(61.7)	
Other extraordinary losses	16.2	16.3	0.1	0.7	
Net income before taxes and minority interests	35.0	7.1	(27.8)	(79.4)	
Corporate income taxes	16.8	(34.0)	(50.8)	–	
Income before minority interests	18.2	41.2	23.0	126.8	
Minority interests	1.2	1.2	0.0	2.5	
Net income	17.0	40.0	23.0	135.6	

(iii) Forecast consolidated earnings for the fiscal year ending March 2012 (year-on-year comparison)

Item	(FY11/3) Results	(FY12/3) Forecast	Change		Major reasons
Operating profit and loss	*Billion yen*	*Billion yen*	*Billion yen*	%	
Transportation Operating					
Operating revenue	187.3	181.8	(5.5)	(3.0)	– (Passengers carried (total): -3.1%) Railway operations of the Company: -4.1; Tokyu Bus: -0.5
Operating expenses	158.8	167.6	8.7	5.5	
Operating profit	28.4	14.2	(14.2)	(50.1)	– (Cost of disposal of fixed assets: +10.2) Railway operations of the Company: -13.3; Tokyu Bus: -0.8
Real estate					
Operating revenue	157.8	131.9	(25.9)	(16.5)	– Real estate sales: -35.9; Real estate leasing: +4.5
Operating expenses	140.9	114.2	(26.7)	(19.0)	
Operating profit	16.9	17.7	0.7	4.6	– Real estate leasing: +1.2
Retail					
Operating revenue	515.4	489.6	(25.8)	(5.0)	– Tokyu Store Chain: -12.9; Tokyu Department Store: -10.3
Operating expenses	507.8	484.5	(23.3)	(4.6)	
Operating profit	7.6	5.1	(2.5)	(33.2)	– Tokyu Department Store: -2.8
Leisure and Services					
Operating revenue	155.7	149.5	(6.2)	(4.0)	– Tokyu Agency: -4.4
Operating expenses	152.9	147.1	(5.8)	(3.8)	
Operating profit	2.7	2.4	(0.3)	(12.5)	
Hotel					
Operating revenue	82.8	74.9	(7.9)	(9.6)	– Tokyu Hotels: -6.7
Operating expenses	84.2	79.0	(5.2)	(6.2)	
Operating profit	(1.4)	(4.1)	(2.6)	–	– Tokyu Hotels: -2.3
Other					
Operating revenue	126.0	117.8	(8.2)	(6.5)	– Tokyu Car Corporation: -1.9; Tokyu Geox: -2.4
Operating expenses	123.4	116.1	(7.3)	(5.9)	
Operating profit	2.6	1.7	(0.9)	(35.5)	– Tokyu Car Corporation: -0.6
Elimination/Headquarters					
Operating revenue	(73.1)	(71.5)	1.6	–	
Operating expenses	(73.3)	(71.5)	1.8	–	
Operating profit	0.1	–	(0.1)	–	
Consolidated					
Operating revenue	1,152.1	1,074.0	(78.1)	(6.8)	
Operating expenses	1,095.0	1,037.0	(58.0)	(5.3)	
Operating profit	57.1	37.0	(20.1)	(35.2)	
Non-operating profit and expenses					
Non-operating profit	14.1	15.4	1.2	8.6	
Interest and dividends	1.2	1.6	0.3	25.6	
Amortization of negative goodwill	3.4	3.5	0.0	1.2	
Investment gains from equity method	4.1	6.0	1.8	44.3	
Other non-operating profit	5.2	4.3	(0.9)	(18.7)	
Non-operating expenses	18.4	20.4	1.9	10.7	
Interest expenses	16.0	16.6	0.5	3.4	
Other non-operating expenses	2.3	3.8	1.4	60.4	
Recurring profit	52.8	32.0	(20.8)	(39.5)	

Item	(FY11/3) Results	(FY12/3) Forecast	Change		Major reasons
Extraordinary gains and losses	*Billion yen*	*Billion yen*	*Billion yen*	%	
Extraordinary gains	13.3	14.5	1.1	8.4	
Subsidies received for construction	2.0	11.8	9.7	485.0	
Gain on reversal of urban railways improvement reserve	1.8	1.9	0.0	0.3	
Gain on sale of fixed assets	7.7	0.5	(7.2)	(93.6)	
Gain on sale of investment securities	0.8	–	(0.8)	–	
Other extraordinary gains	0.9	0.3	(0.6)	(66.8)	
Extraordinary losses	59.0	11.5	(47.5)	(80.5)	
Reduction in subsidies received for construction	1.2	6.2	4.9	415.8	
Transfer to urban railways improvement reserve	2.5	2.4	(0.1)	(4.7)	
Loss on disposal of fixed assets	5.2	0.5	(4.7)	(90.5)	
Impairment loss	32.2	–	(32.2)	–	
Loss on sales of securities	1.4	–	(1.4)	–	
Other extraordinary losses	16.3	2.4	(13.9)	(85.3)	
Net income before taxes and minority interests	7.1	35.0	27.8	386.4	
Corporate income taxes	(34.0)	14.2	48.2	–	
Income before minority interests	41.2	20.8	(20.4)	(49.6)	
Minority interests	1.2	0.8	(0.4)	(35.0)	
Net income	40.0	20.0	(20.0)	(50.1)	

(iv) Forecast consolidated earnings for the first half of the fiscal year ending March 2012 (year-on-year comparison)

Item	(FY11/3) First half of FY11/3 Result	(FY12/3) First half of FY12/3 Forecast	Change		Major reasons
Operating profit and loss	*Billion yen*	*Billion yen*	*Billion yen*	%	
Transportation Operating					
Operating revenue	93.8	87.4	(6.4)	(6.8)	– Railway operations of the Company: -5.1; Tokyu Bus: -0.6
Operating expenses	75.6	76.8	1.1	1.5	
Operating profit	18.1	10.6	(7.5)	(41.5)	– (Cost of disposal of fixed assets: +2.1) Railway operations of the Company: -6.2; restructuring of local bus operations: -0.9
Real estate					
Operating revenue	97.2	58.3	(38.9)	(40.0)	– Real estate sales: -45.3; Real estate leasing: +2.5
Operating expenses	81.5	50.9	(30.6)	(37.6)	
Operating profit	15.6	7.4	(8.2)	(52.7)	– Real estate sales: -9.1; Real estate leasing: -1.2
Retail					
Operating revenue	256.7	238.9	(17.8)	(7.0)	– Tokyu Store Chain: -9.3; Tokyu Department Store: -6.4
Operating expenses	252.6	237.6	(15.0)	(5.9)	
Operating profit	4.1	1.3	(2.8)	(68.7)	– Tokyu Store Chain: -0.5; Tokyu Department Store: -1.9
Leisure and Services					
Operating revenue	76.7	73.2	(3.5)	(4.6)	– Tokyu Agency: -2.2
Operating expenses	74.7	71.9	(2.8)	(3.8)	
Operating profit	1.9	1.3	(0.6)	(34.0)	– Tokyu Agency: -0.4
Hotel					
Operating revenue	41.9	31.7	(10.2)	(24.5)	– Tokyu Hotels: -8.9
Operating expenses	41.6	37.3	(4.3)	(10.4)	
Operating profit	0.3	(5.6)	(5.9)	–	– Tokyu Hotels: -5.3
Other					
Operating revenue	59.3	54.3	(5.0)	(8.4)	– Tokyu Car Corporation: -3.0
Operating expenses	58.4	54.3	(4.1)	(7.1)	
Operating profit	0.8	–	(0.8)	–	– Tokyu Car Corporation: -1.1
Elimination/Headquarters					
Operating revenue	(34.8)	(32.8)	2.0	–	
Operating expenses	(35.0)	(32.8)	2.2	–	
Operating profit	0.1	–	(0.1)	–	
Consolidated					
Operating revenue	590.9	511.0	(79.9)	(13.5)	
Operating expenses	549.6	496.0	(53.6)	(9.8)	
Operating profit	41.2	15.0	(26.2)	(63.7)	
Non-operating profit and expenses					
Non-operating profit	7.5	8.7	1.1	14.6	
Interest and dividends	0.6	0.9	0.2	31.4	
Amortization of negative goodwill	1.7	1.7	(0.0)	(1.7)	
Investment gains from equity method	2.2	3.5	1.2	57.7	
Other non-operating profit	2.9	2.6	(0.3)	(12.0)	
Non-operating expenses	9.2	10.7	1.4	15.9	
Interest expenses	8.2	8.2	(0.0)	(0.3)	
Other non-operating expenses	1.0	2.5	1.4	147.6	
Recurring profit	39.6	13.0	(26.6)	(67.2)	

Item	(FY11/3) First half of FY11/3 Result	(FY12/3) First half of FY12/3 Forecast	Change		Major reasons
Extraordinary gains and losses	*Billion yen*	*Billion yen*	*Billion yen*	%	
Extraordinary gains	3.7	1.6	(2.1)	(57.0)	
Subsidies received for construction	0.9	0.2	(0.7)	(78.6)	
Gain on reversal of urban railways improvement reserve	0.9	0.9	(0.0)	(4.9)	
Gain on sale of fixed assets	1.0	0.3	(0.7)	(71.7)	
Gain on sale of investment securities	0.3	–	(0.3)	–	
Other extraordinary gains	0.4	0.2	(0.2)	(57.4)	
Extraordinary losses	10.3	3.3	(7.0)	(68.2)	
Reduction in subsidies received for construction	0.5	0.2	(0.3)	(65.1)	
Transfer to urban railways improvement reserve	1.2	1.2	(0.0)	(6.2)	
Loss on disposal of fixed assets	1.1	0.2	(0.9)	(82.9)	
Impairment loss	2.0	–	(2.0)	–	
Loss on sales of securities	0.0	–	(0.0)	–	
Other extraordinary losses	5.2	1.7	(3.5)	(67.5)	
Net income before taxes and minority interests	32.9	11.3	(21.6)	(65.8)	
Corporate income taxes	11.8	4.2	(7.6)	(64.5)	
Income before minority interests	21.1	7.1	(14.0)	(66.4)	
Minority interests	0.6	0.1	(0.5)	(83.9)	
Net income	20.5	7.0	(13.5)	(65.9)	

(5) Summary of Non-Consolidated Financial Results

(i) Operating results

	(FY10/3) (Results) Billion yen	(FY11/3) (Results) Billion yen	Year on year		(FY12/3) (Forecast) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Operating revenue							
Railway operations	147.2	145.7	(1.4)	(1.0)	141.7	(4.0)	(2.8)
Real estate business	135.5	129.3	(6.2)	(4.6)	96.8	(32.5)	(25.2)
Real estate sales	82.2	76.0	(6.1)	(7.5)	40.2	(35.8)	(47.1)
Real estate leasing	53.3	53.3	(0.0)	(0.1)	56.6	3.2	6.2
Total operating revenue	282.7	275.1	(7.6)	(2.7)	238.5	(36.6)	(13.3)
Operating expenses							
Railway operations	126.2	119.1	(7.1)	(5.7)	128.3	9.1	7.7
Real estate business	110.4	110.8	0.3	0.3	80.2	(30.6)	(27.6)
Real estate sales	67.5	63.9	(3.5)	(5.3)	31.0	(32.9)	(51.5)
Real estate leasing	42.9	46.8	3.8	9.1	49.2	2.3	5.0
Total operating expenses	236.7	229.9	(6.8)	(2.9)	208.5	(21.4)	(9.3)
Operating profit							
Railway operations	20.9	26.6	5.7	27.2	13.4	(13.2)	(49.8)
Real estate business	25.0	18.5	(6.5)	(26.1)	16.6	(1.9)	(10.3)
Real estate sales	14.6	12.0	(2.6)	(17.8)	9.2	(2.8)	(23.8)
Real estate leasing	10.3	6.4	(3.9)	(37.9)	7.4	0.9	14.9
Total operating profit	46.0	45.1	(0.8)	(1.8)	30.0	(15.1)	(33.6)
Recurring profit	36.4	37.4	0.9	2.7	21.6	(15.8)	(42.3)
Net income	5.6	43.1	37.5	661.7	16.0	(27.1)	(62.9)

(ii) Capital expenditure

	(FY10/3) (Results) Billion yen	(FY11/3) (Results) Billion yen	Year on year		(FY12/3) (Forecast) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Railway operations	55.6	51.7	(3.9)	(7.1)	43.7	(7.9)	(15.3)
Of which, the Company's construction	48.7	45.0	(3.6)	(7.6)	36.6	(8.3)	(18.6)
Of which, contract construction	6.9	6.6	(0.2)	(4.1)	7.1	0.4	7.2
Real estate business	46.8	55.0	8.1	17.4	42.6	(12.3)	(22.4)
Real estate sales	0.3	0.5	0.1	37.4	0.3	(0.1)	(27.2)
Real estate leasing	46.5	54.5	8.0	17.2	42.3	(12.2)	(22.4)
Other	1.5	5.8	4.3	276.2	5.8	(0.0)	(1.5)
Total	104.1	112.6	8.4	8.2	92.2	(20.3)	(18.1)

(iii) Depreciation

	(FY10/3) (Results) Billion yen	(FY11/3) (Results) Billion yen	Year on year		(FY12/3) (Forecast) Billion yen	Year on year	
			Amount	Rate (%)		Amount	Rate (%)
Railway operations	34.0	33.0	(1.0)	(3.0)	32.5	(0.4)	(1.4)
Real estate business	9.4	13.5	4.0	42.6	14.9	1.4	10.7
Real estate sales	0.5	0.4	(0.1)	(22.9)	0.3	(0.1)	(27.1)
Real estate leasing	8.9	13.0	4.1	46.7	14.6	1.5	12.0
Total	43.5	46.5	3.0	6.9	47.5	0.9	2.1