

Presentation Handout

November 20, 2006

Investors meeting



Tokyu Corporation

(9005)

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

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Summary of Financial Results for FY03/2007 Interim (Consolidated)



Statement of Income (Consolidated)

(Billions of yen)

	FY03/2007 Interim	FY03/2006 Interim	Change
Operating Revenue	673.8	681.3	-7.4
Operating Profit	37.9	46.7	-8.8
Recurring Profit	36.8	34.2	+2.6
Net Income	28.8	9.0	+19.8

Non-consolidated Railways Performance

<FY03/2007 Interim year on year change>

	Volume of passengers Thousand	(Ratio)	Revenue from fares Millions of Yen	(Ratio)
Commuter	+6,154	(+2.1%)	+731	(+2.7%)
Non-commuter	+3,393	(+1.7%)	+525	(+1.5%)
Total	+9,547	(+1.9%)	+1,256	(+2.0%)

Statement of Cash Flow (Consolidated)

(Billions of yen)

	FY03/2007 Interim	FY03/2006 Interim	Change
From Operating activities	72.3	72.6	-0.3
From Investing activities	-15.5	-6.5	-9.0
From Financing activities	-68.1	-82.4	+14.3
Cash and cash equivalents at end of period	26.0	49.1	-23.1

Effect of Exclusion in consolidation

[Excluded]	Operating Revenue	Operating Profit	Total Asset	Interest- bearing Debt
TC Properties	-6.0	+1.0	-38.2	-2.1
Nihon Kamotsu Kyuso	-2.5	0.0	---	---
Izu Kamotsu Kyuso	-0.8	0.0	---	---

Dividend

	Interim	End of period	Total
FY03/2006	2.5 yen	2.5 yen	5.0 yen
FY03/2007	3.0 yen	3.0 yen	6.0 yen

Balance Sheet (Consolidated)

(Billions of yen)

	FY03/2007 Interim	Change from FY03/2006
Current Assets	331.7	-42.1
Fixed Assets	1,560.3	-86.9
Total Assets	1,892.1	-129.1

	FY03/2007 Interim	Change from FY03/2006
Interest-bearing Debt	1,040.1	-66.7
Total liabilities	1,587.9	-128.5
Minority interests	*---	-46.1
Total net assets	304.2	+45.5
Total liabilities and net assets	1,892.1	-129.1

Existing
--64.5
Excluded
-2.1

* Minority interests as of FY03/2007 interim are included total net assets.

Equity ratio

14.6 %

+1.8 P

Three-year Medium term Management Plan (Consolidated Financial Summary)



(Billions of yen)

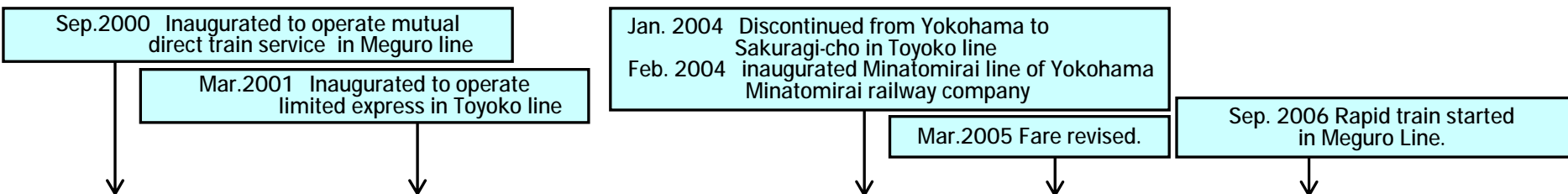
	FY03/2006	FY03/2007			FY03/2008			Forecast as of May 15, 2006		Medium term management plan as of Mar. 2005
	Actual	Forecast as of Nov. 15	YoY	Change from forecast as of May 15	Forecast as of Nov. 15	YoY	Change from forecast as of May 15	FY03/2007	FY03/2008	FY03/2008
Operating Revenue	1,388.5	1,380.0	-8.5	5.0	1,387.0	7.0	-1.0	1,375.0	1,388.0	1,520.0
Operating Profit	85.6	79.4	-6.2	0.4	82.0	2.6	3.0	79.0	79.0	76.0
Recurring Profit	74.0	76.0	2.0	4.0	76.0	0.0	7.0	72.0	69.0	63.0
Net Income	41.9	43.0	1.1	3.0	45.0	2.0	3.0	40.0	42.0	39.0
Shareholders' Equity (Conversion of CB*1)	258.7	295.1 (317.1)	36.4 (58.4)	2.5 (2.5)	332.8 (354.8)	37.7 (37.7)	5.6 (5.6)	292.6 (314.6)	327.2 (349.2)	285.0
Interest-bearing Debt (Conversion of CB*1)	1,106.9	1,050.0 (1,028.0)	-56.9 (-78.9)	-15.0 (-15.0)	1,020.0 (998.0)	-30.0 (-30.0)	-20.0 (-20.0)	1,065.0 (1,043.0)	1,040.0 (1,018.0)	1,120.0
Tokyu EBITDA*2	157.3	159.7	2.4	7.0	158.1	-1.6	5.1	152.7	153.0	153.0
Equity Ratio (Conversion of CB*1)	12.8%	15.2% (16.3%)	2.4P (3.5P)	0.3P (0.2P)	17.0% (18.1%)	1.8P (1.8P)	0.3P (0.3P)	14.9% (16.1%)	16.7% (17.8%)	13.2%
D/E Ratio (Conversion of CB*1)	4.3x	3.6x (3.2x)	-0.7 (-1.1)	0.0 (-0.1)	3.1x (2.8x)	-0.5 (-0.4)	-0.1 (-0.1)	3.6x (3.3x)	3.2x (2.9x)	3.9x
Interest-bearing Debt/Tokyu EBITDA multiple (Conversion of CB*1)	7.0x	6.6x (6.4x)	-0.4 (-0.6)	-0.4 (-0.4)	6.5x (6.3x)	-0.1 (-0.1)	-0.3 (-0.4)	7.0x (6.8x)	6.8x (6.7x)	7.3x

*1: Figures in () assume full conversion of the Yen-Convertible Bond (as of September 30, 2006 ¥22.0 billion outstanding, conversion price ¥646) maturing on March 30, 2007.

2: Tokyu EBITDA= Operating Profit + Depreciation and Amortization cost + Amortization of goodwill (Amortization of consolidation adjustment account) + Disposal cost of fixed assets

* Majority of disposal of fixed assets consists of that of temporary structures for construction of new railroads and relating facilities over or under previously operated railroads upon completion. Rest of it is other properties and equipment on book.

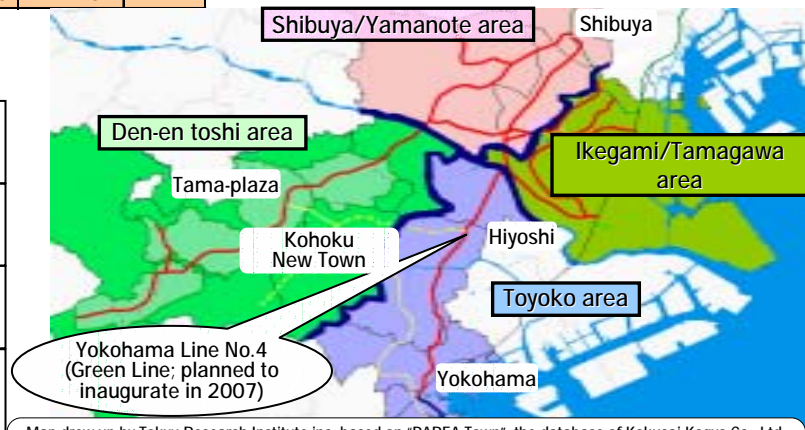
Business of Railway and Tramway



MONTH/YEAR	03/2001		03/2002		03/2003		03/2004		03/2005		03/2006		09/2006		03/2007		
	Actual	change(%)	Actual	change(%)	Actual	change(%)	Actual	change(%)	Actual	change(%)	Actual	change(%)	Actual	change(%)	Forecast	change(%)	
Revenue from fare (millions of yen)	Total	113,612	2.3	117,181	3.1	118,503	1.1	120,806	1.9	119,960	-0.7	122,076	1.8	62,706	2.0	124,339	1.9
	Commuter	50,706	0.4	50,867	0.3	50,987	0.2	51,414	0.8	52,153	1.4	53,607	2.8	27,857	2.7	54,855	2.3
	Non-commuter	62,905	3.8	66,313	5.4	67,515	1.8	69,392	2.8	67,807	-2.3	68,469	1.0	34,849	1.5	69,484	1.5
Passenger volume (thousand of people)	Total	946,854	1.3	963,447	1.8	968,745	0.5	984,750	1.7	984,719	0.0	995,657	1.1	513,344	1.9	1,013,162	1.8
	Commuter	571,715	-0.2	570,294	-0.2	569,089	-0.2	573,380	0.8	582,561	1.6	588,800	1.1	306,065	2.1	600,032	1.9
	Non-commuter	375,139	3.6	393,153	4.8	399,656	1.7	411,370	2.9	402,158	-2.2	406,857	1.2	207,279	1.7	413,130	1.5
	Passenger volume Toyoko	381,444	-0.3	387,797	1.7	392,036	1.1	395,552	0.9	390,497	-1.3	392,163	0.4	201,235	1.4		
	Meguro	71,769	11.7	84,642	17.9	84,929	0.3	87,769	3.3	90,035	2.6	92,017	2.2	47,755	2.8		
	Den-en toshi	380,815	2.4	387,149	1.7	390,023	0.7	399,272	2.4	404,263	1.3	412,223	2.0	214,259	2.6		
	Oimachi	116,360	1.2	118,007	1.4	119,383	1.2	125,402	5.0	128,963	2.8	131,396	1.9	68,557	3.5		
	Ikegami	75,699	0.1	75,734	0.0	75,654	-0.1	75,744	0.1	75,031	-0.9	75,266	0.3	38,729	2.2		
	Tamagawa	49,510	1.3	48,403	-2.2	48,221	-0.4	48,735	1.1	49,601	1.8	50,281	1.4	25,757	1.5		
Population in Tokyu area (thousand of people)	Total	4,614	1.1	4,670	1.2	4,724	1.2	4,771	1.0	4,814	0.9						
	Shibuya/Yamanote area	1,216	0.8	1,224	0.7	1,232	0.7	1,240	0.6	1,246	0.5						
	Den-en toshi area	1,552	1.9	1,582	1.9	1,609	1.7	1,630	1.3	1,648	1.1						
	Toyoko area	156	4.2	162	3.3	166	2.8	170	2.5	174	2.3						
	Ikegami/Tamagawa area	886	0.9	899	1.5	910	1.2	922	1.3	932	1.1						

Calculated by Tokyu Corp. (based on "Basic Resident Register directory" of Japan Geographic Data Center.)

SHIBUYA/ Yamanote area	Shibuya-ku, Setagaya-ku and Meguro-ku
Den-en toshi area	Kawasaki-shi Takatsu-ku/Miyamae-ku, Yokohama-shi Aoba-ku/Tsuzuki-ku/Midori-ku, Machida-shi and Yamato-shi
Toyoko area	Kawasaki-shi Nakahara-ku, Yokohama-shi Kohoku-ku, Kanagawa-ku, Nishi-ku and Naka-ku
Ikegami/ Tamagawa area	Shinagawa-ku and Oota-ku



Map drew up by Tokyu Research Institute, inc. based on "PAREA-Town", the database of Kokusai Kogyo Co., Ltd.

Mutual Direct Train Service between Tokyu Line and Sotetsu Line



Improving accessibility from Western Yokohama City and Central Kanagawa Pref. to Central Tokyo.
 Improving accessibility from Toyoko Line and Meguro Line to Shinkansen.
 Revitalizing the regions by wide-area railway network.

Operating Area

Sotetsu Line	Nishiya sta.	Yokohama Hazawa sta.	Shin-Yokohama sta.	Hiyoshi sta.	Toyoko Line
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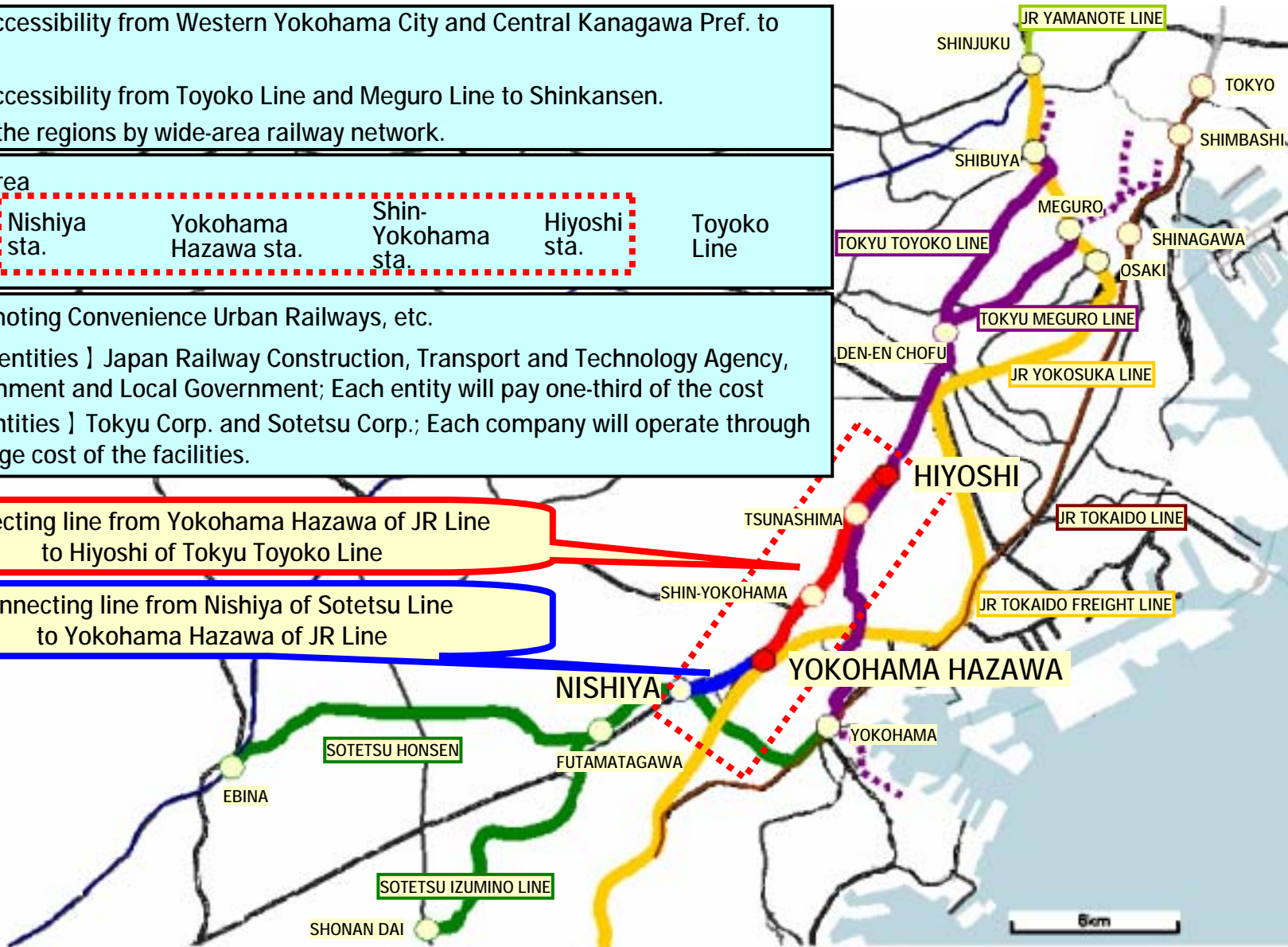
Law for promoting Convenience Urban Railways, etc.

[Development entities] Japan Railway Construction, Transport and Technology Agency, National Government and Local Government; Each entity will pay one-third of the cost

[Operational entities] Tokyu Corp. and Sotetsu Corp.; Each company will operate through paying the usage cost of the facilities.

Connecting line from Yokohama Hazawa of JR Line to Hiyoshi of Tokyu Toyoko Line

Connecting line from Nishiya of Sotetsu Line to Yokohama Hazawa of JR Line



Development in Four areas based on Area Strategy



Tama-plaza: Redevelop the areas around the station.
 < Tama-plaza TERRACE >
 Construction started on Nov. 2005.



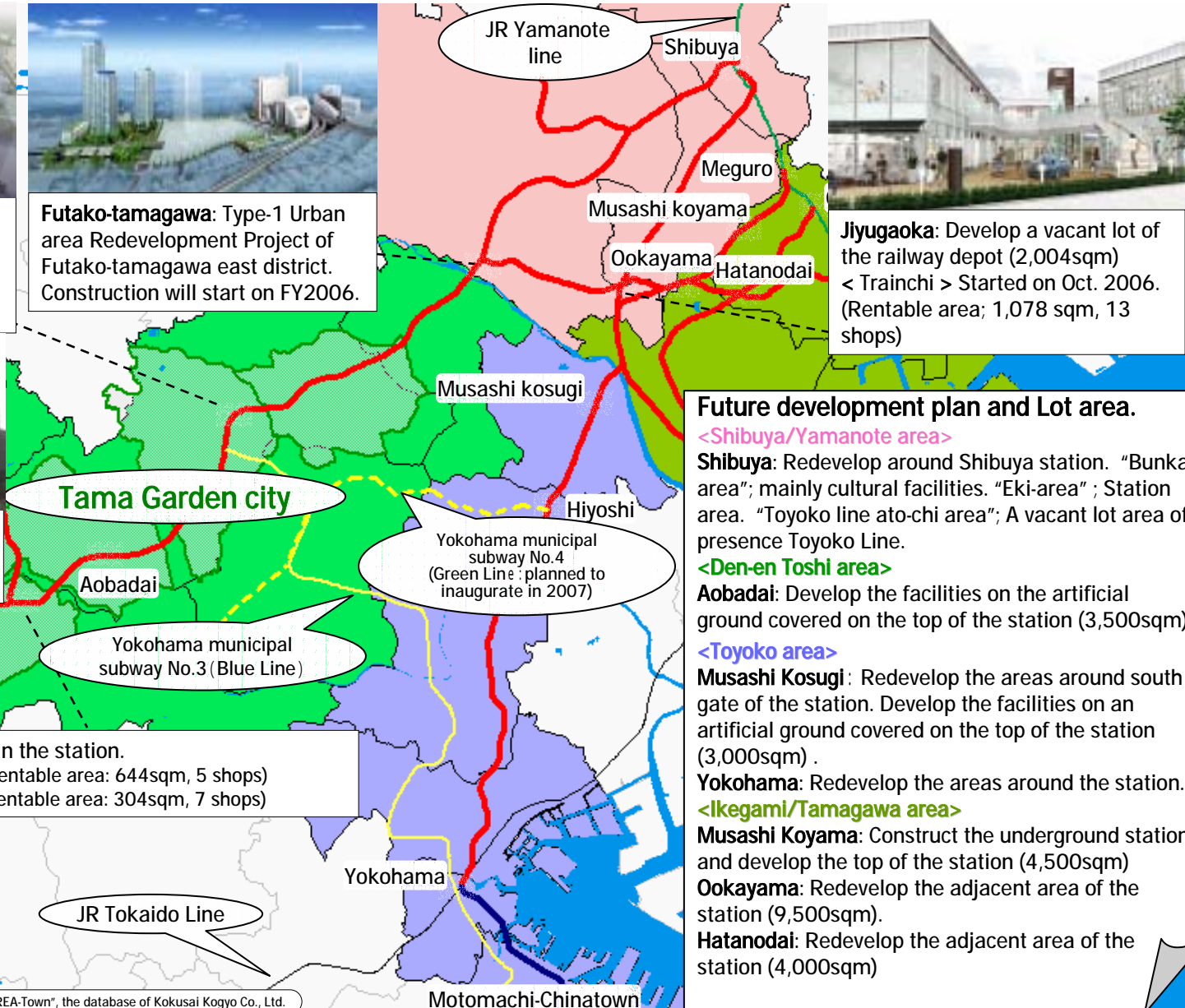
Futako-tamagawa: Type-1 Urban area Redevelopment Project of Futako-tamagawa east district.
 Construction will start on FY2006.



Jiyugaoka: Develop a vacant lot of the railway depot (2,004sqm)
 < Trainchi > Started on Oct. 2006.
 (Rentable area; 1,078 sqm, 13 shops)



Minami-machida: Established a cinema complex in Granberry Mall.
 Started on Mar. 2006.



Future development plan and Lot area.

<Shibuya/Yamanote area>

Shibuya: Redevelop around Shibuya station. "Bunka-area"; mainly cultural facilities. "Eki-area"; Station area. "Toyoko line ato-chi area"; A vacant lot area of presence Toyoko Line.

<Den-en Toshi area>

Aobadai: Develop the facilities on the artificial ground covered on the top of the station (3,500sqm).

<Toyoko area>

Musashi Kosugi: Redevelop the areas around south gate of the station. Develop the facilities on an artificial ground covered on the top of the station (3,000sqm).

Yokohama: Redevelop the areas around the station.

<Ikegami/Tamagawa area>

Musashi Koyama: Construct the underground station and develop the top of the station (4,500sqm)

Ookayama: Redevelop the adjacent area of the station (9,500sqm).

Hatanodai: Redevelop the adjacent area of the station (4,000sqm)

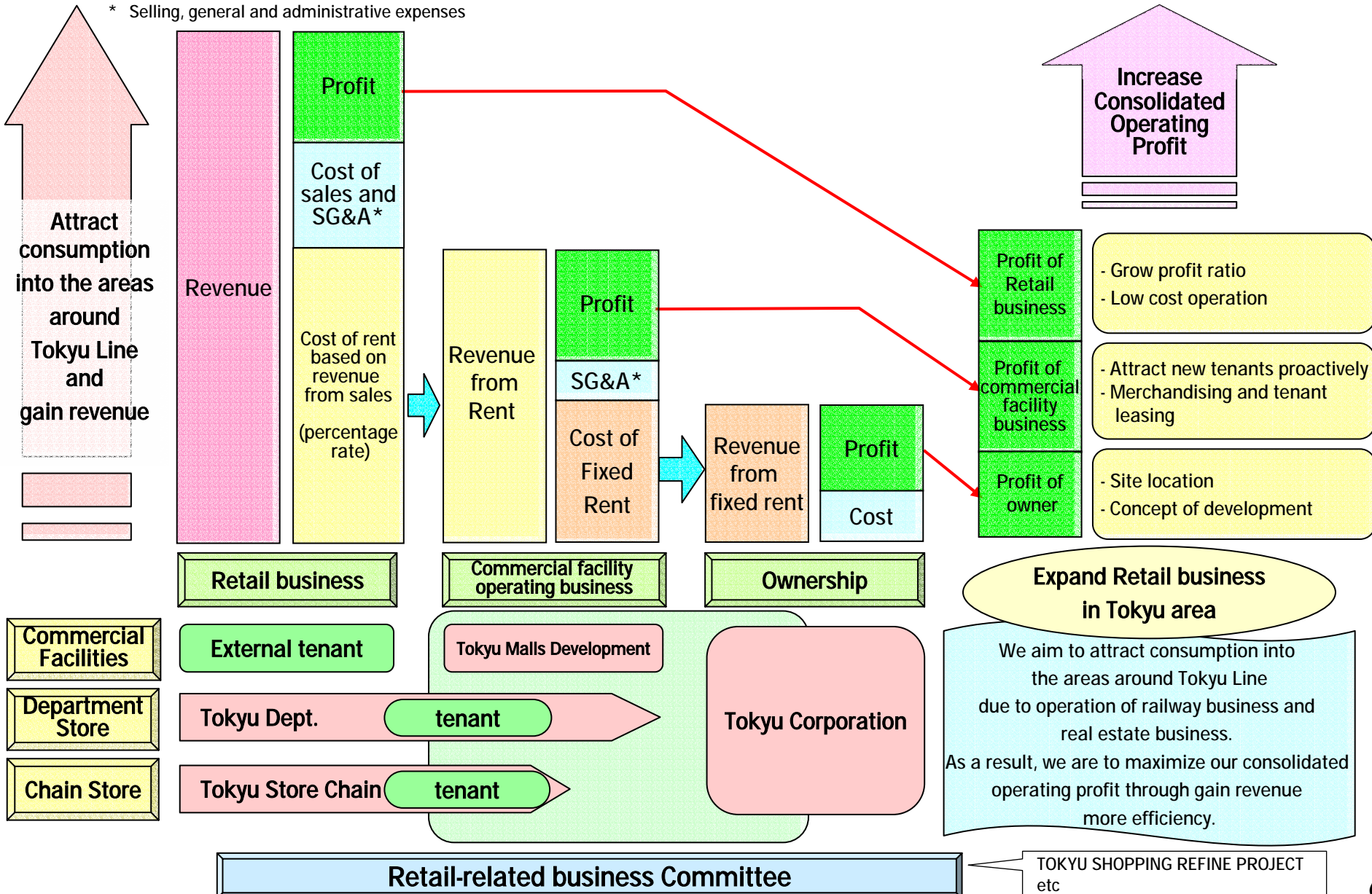
Nagatsuta: Renewal the shops in the station.
 1st project started on Mar. 2006 (rentable area: 644sqm, 5 shops)
 2nd project started on Aug. 2006 (rentable area: 304sqm, 7 shops)

— Tokyu Line
 — Minatomirai Line

JR Tokaido Line

Motomachi-Chinatown

Retail-related Business



Retail-related Business



TOKYU SHOPPING REFINE PROJECT - Case of collaboration; Tokyu Store-

Promoting dominant strategy through continuously developing new branches in Tokyu area.

Revitalizing the existing branches of Tokyu Store through collaboration.

Dominant strategy of Tokyu Store
 • Enhance strong customer loyalty
 • Strengthen business base in Tokyu area

Area strategy

Market trend

Gradual promoting

Station

- Create new spaces for opening stores when the stations are reconstructed and refurbished.

- Establish small shops (400 ~ 600m²)

- Execute efficient operation.

Establish a new category and strengthen selling of prepared meals.

Roadside

- Communication and collaboration among the development teams in Tokyu Group.

Develop stores in new area where Tokyu Store has not been developed.

Redeveloped facilities

- Collaboration among Tokyu Group companies

Establish outlets in redeveloped facilities.

Renewal of Azamino Branch of "Tokyu Store" in Spring of 2007.

[Refurbishment]
 By Tokyu Corp. (Property owner)

[Renewal]
 By Tokyu Store (Operator of facilities and retailer)



Renewal of Minami-machida Branch of "Precce" in Grandberry mall in Spring of 2007.

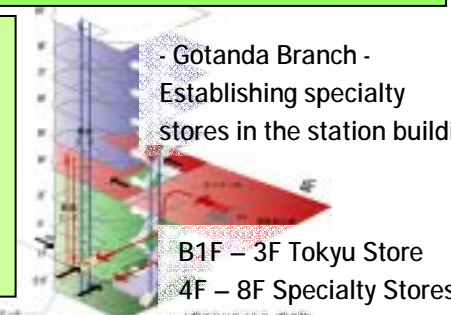
[Improving facilities and Renewal]
 By TMD Corp. (Operator of facilities) and Tokyu Store (Retailer)



Renewal of Gotanda Branch and Jiyugaoka Branch of "Tokyu Store" in Spring of 2008 or later.

[Investment on refurbishing]
 By Tokyu Corp. (Property owner)

[Renewal]
 By Tokyu Store (Operator of facilities)



- Gotanda Branch - Establishing specialty stores in the station building.

B1F - 3F Tokyu Store
 4F - 8F Specialty Stores



Summary of Tokyu Loyalty Card

On April 1, 2006 Tokyu issued Tokyu Loyalty Card [Top&] and started group common point service.

Integrate some coupon services through unifying each loyalty card of Tokyu Group

Tokyu [TOP] Card (Credit card)

Number of issued: 750 thousand (in Tokyu area: 350 thousand)

[TOP] card with [ClubQ point] (Loyalty card issued by Tokyu Dept. store)

Number of issued: 640 thousand (in Tokyu area: 340 thousand)

Loyalty card issued by Tokyu Store

Number of issued: 90 thousand (in Tokyu area: 80 thousand)

TOKYU LOYALTY CARD [TOP&]

(As of Mar. 2006)

Tokyu Loyalty card will be in collaboration with IC ticket of railway and bus [PASMO] on March 2007

Tokyu loyalty point charging service

Tokyu group loyalty point → [PASMO] (Electric money)

[PASMO] Auto charging service

[TOP&] has a function that automatically charges the credit card if the amount of stored-fare of [PASMO] is insufficient.

Promote the Alliances with third party companies

<<Alliances with JAL>> Tokyu group loyalty point can be exchanged to JAL mileage.

[TOP& ClubQ] card with function of JMB card

JAL CARD with function of [TOP & ClubQ]

Tokyu group loyalty point ↔ JAL mileage

Capital Expenditure for 10 years: 2.0 billion yen

FY03/2008 target of [TOP&] card issued: 2 million cards in areas around Tokyu Line.

Strengthen customer base in Tokyu area through taking collaboration among Tokyu group companies and result to enrich the utilities for customers in areas around Tokyu Line.

*Forward-looking Statements

All statements contained in this document other than historical facts are forward-looking statements representing the beliefs and assumptions of Tokyu Corporation based on information currently available.

Tokyu wishes to caution readers that actual results may differ materially from expectations.