

# Results in the First Half of FY2018 Presentation for Investments

November 12, 2018

F U T A K O  
T A M A G A W A

Tokyu Corporation

(9005)

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



# Contents

I . Executive Summary	2
II . Conditions in Each Business	6
III . Progress in Management Plan and Recent Initiatives	12
IV . Details of Financial Results for the First Half of FY2018	25
V . Details of Financial Forecasts for FY2018	37

## Forward-looking statements

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



# I . Executive Summary

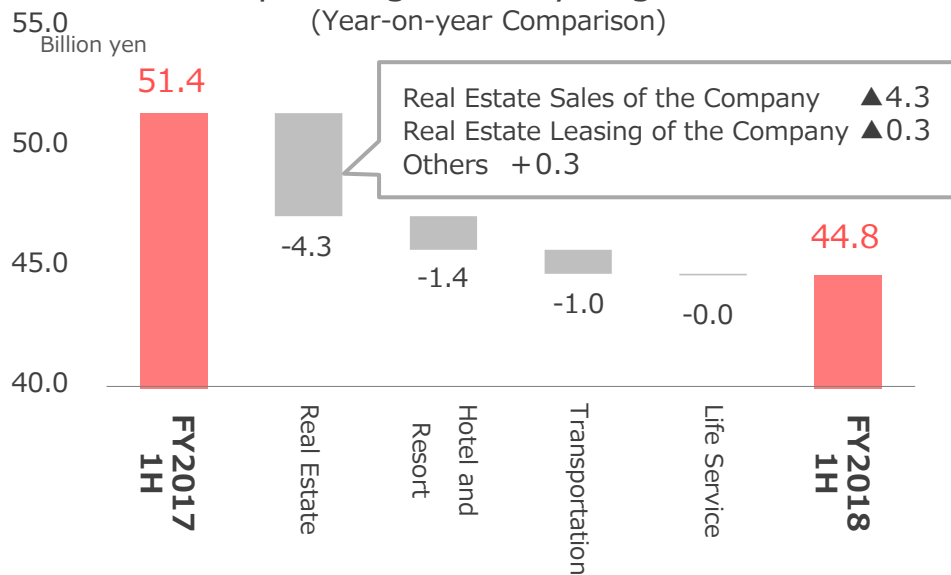
# Main Points in the Results for 1H FY2018

**[Year-on-year comparison]** Operating profit declined mainly due to temporary factors such as the absence of the posting of sales of highly profitable properties in real estate sales business in the previous fiscal year and expenses for the opening of Shibuya Stream in the real estate leasing business, as well as partial store renovations in the Tokyu Hotels, the impacts of natural disasters and a decrease in revenue from passengers without a commuter pass for climate reasons in the railway business.

(Unit: Billion yen)	1H Results	YoY Comparison
Operating Revenue	572.0	+ 6.7 (+ 1.2%)
Operating Profit	44.8	- 6.6 (- 12.9%)
Recurring Profit	45.1	- 6.4 (- 12.5%)
Profit attributable to owners of parent	33.2	- 3.6 (- 10.0%)

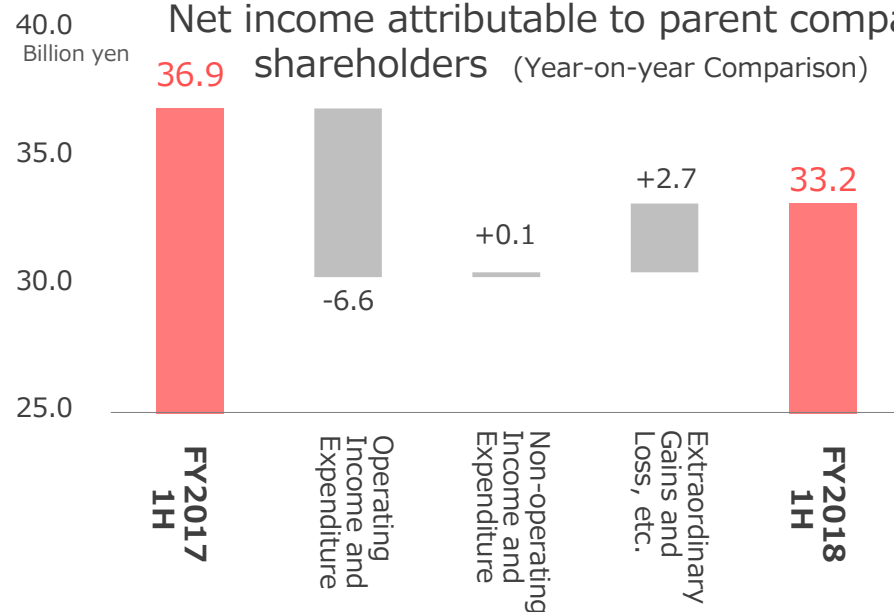
Operating Profit by Segment

(Year-on-year Comparison)



Net income attributable to parent company

shareholders (Year-on-year Comparison)

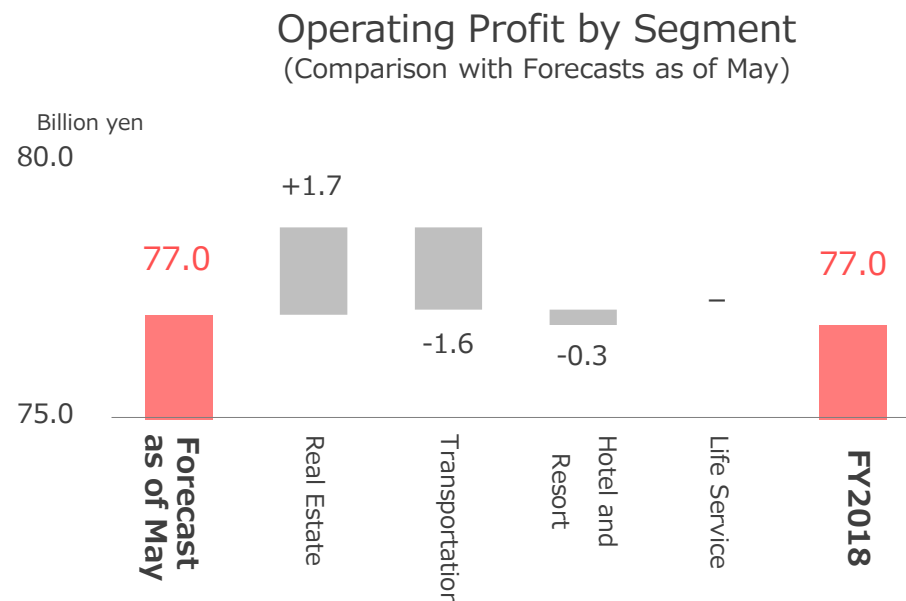
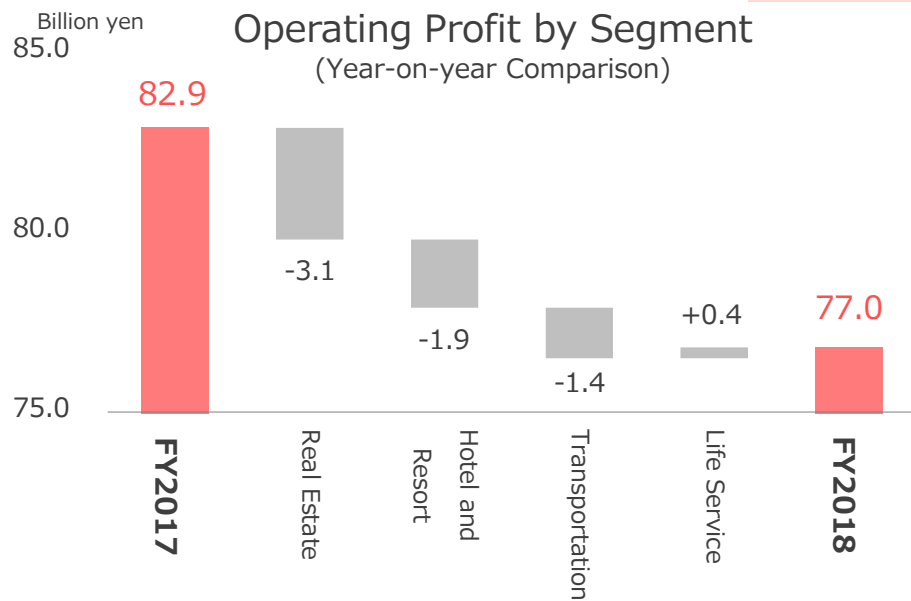


# Main Points in Forecasts for FY2018

**[Year-on-year comparison]** Operating profit declined due mainly to the absence of sales from the posting of highly profitable properties in real estate sales business in the previous fiscal year.

**[Comparison to May]** The operating profit of 77.0 billion yen remains unchanged despite a decline in profit in the Transportation and Hotel segments reflecting the effects of weather conditions and natural disasters in the first half, which was offset by an increase in profit in the Real Estate segment mainly due to a decrease in opening expenses for the opening of Shibuya Stream.

(Unit: Billion yen)	Full Year Forecast	YoY Comparison	Comparison with Forecasts as of May.
Operating Revenue	1,160.0	+ 21.3 (+ 1.9%)	+ 7.7 (+ 0.7%)
Operating Profit	77.0	- 5.9 (- 7.1%)	- (-)
Recurring Profit	75.5	- 8.2 (- 9.8%)	- (-)
Profit attributable to owners of parent	51.0	- 19.0 (- 27.2%)	- (-)



# Main Points in Forecast for FY2018

– Operating profit by segment (comparison to forecast as of May) –

(Unit: Billion yen)	FY2018 Forecast	Forecast as of May.	Change	Remarks
Total Operating Profit	77.0	77.0	-	
Transportation	27.6	29.2	- 1.6	Railway business: Decline in revenues from passengers without commuter passes for climate reasons in the first half, increase in power costs, etc.
Real Estate	29.2	27.5	+ 1.7	Real estate leasing business: Decline in expenses for the opening of SHIBUYA STREAM, etc.
Total Life Service	16.4	16.4	-	
Retail	6.2	6.2	-	
ICT and Media	10.2	10.2	-	
Hotel and Resort	3.2	3.5	- 0.3	Impacts of natural disasters (Osaka earthquake and Hokkaido Eastern Iburi earthquake), etc.
Elimination	0.6	0.4	+ 0.2	

## II . Conditions in Each Business

# Railway Operations Business

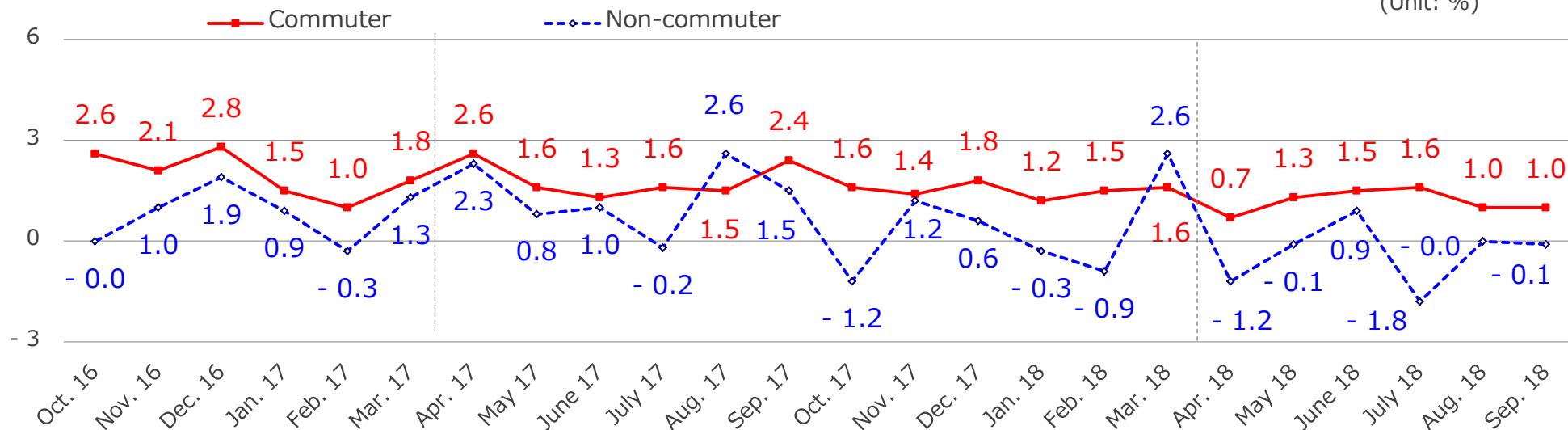
## Passengers Carried and Passenger Revenue

(Thousand people, Million yen)

		FY2018 1H Results	FY2017 1H Results	Change	FY2018 Forecast	FY2017 Results	Change
Number of Passengers Carried	Total	599,979	596,619	+ 0.6%	1,191,203	1,178,659	+ 1.1%
	Non-commuter	233,734	234,659	- 0.4%	470,822	468,163	+ 0.6%
	Commuter	366,245	361,960	+ 1.2%	720,381	710,496	+ 1.4%
Passenger Revenue	Total	70,837	70,705	+ 0.2%	141,511	140,239	+ 0.9%
	Non-commuter	38,148	38,370	- 0.6%	76,784	76,383	+ 0.5%
	Commuter	32,689	32,335	+ 1.1%	64,727	63,856	+ 1.4%

## Passengers Carried (Year-on-year Comparison)

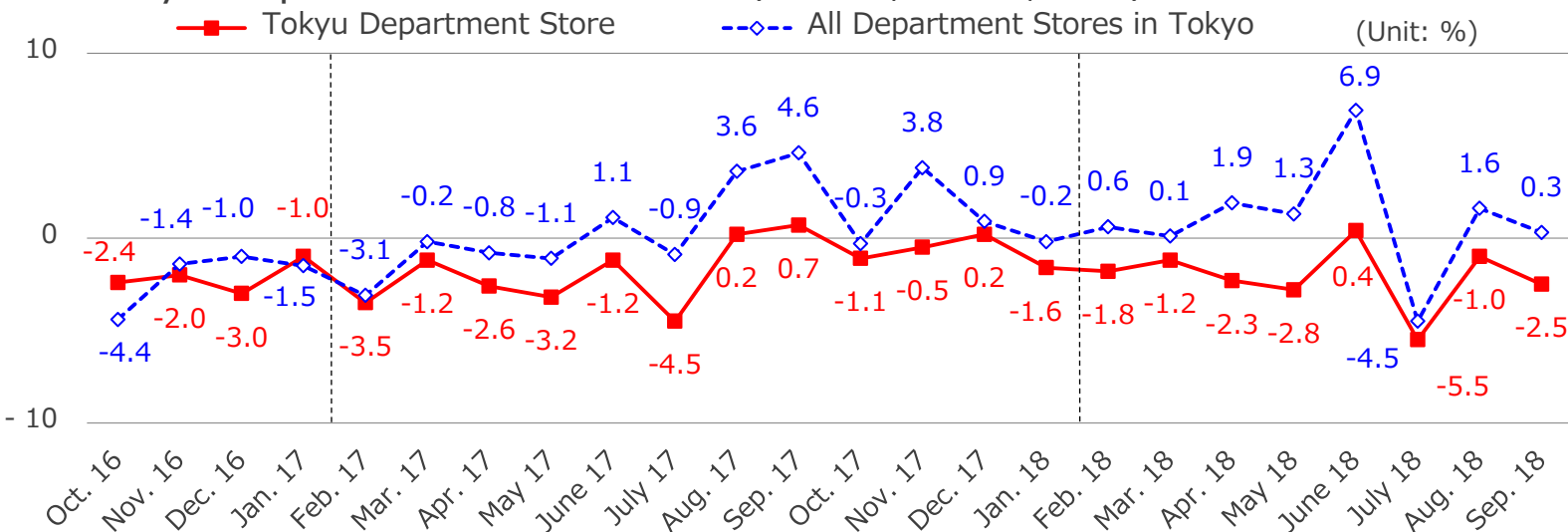
(Unit: %)





# Retail Business

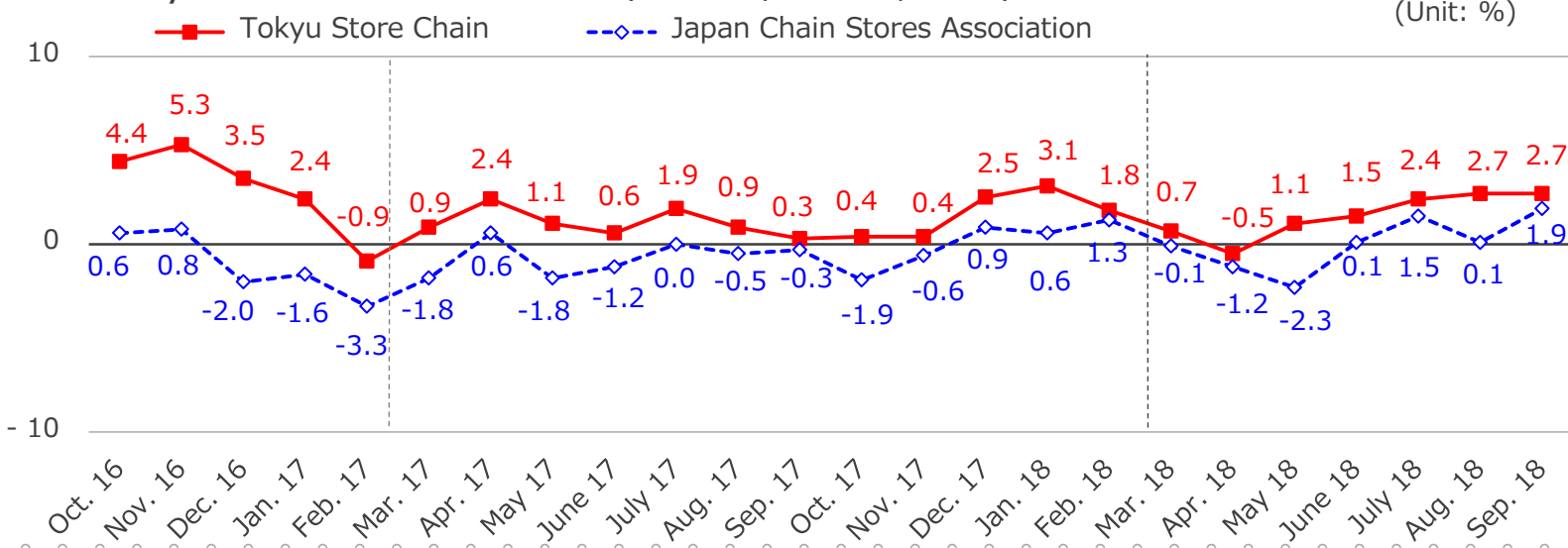
## Tokyu Department Store: Sales (Year-on-year Comparison)



## Sales by category

	2019/1 1H	
	Rate of YoY change	Share
Menswear/furnishings	-6.9	3.5%
Womenswear/furnishings	-6.9	16.3%
Other clothing items	-11.6	4.2%
Personal items	-0.7	9.3%
Miscellaneous goods	0.7	17.1%
Household articles	-15.3	2.9%
Food	1.2	44.9%
Others	-14.2	1.8%
<b>Total</b>	<b>-2.2</b>	<b>100.0%</b>

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



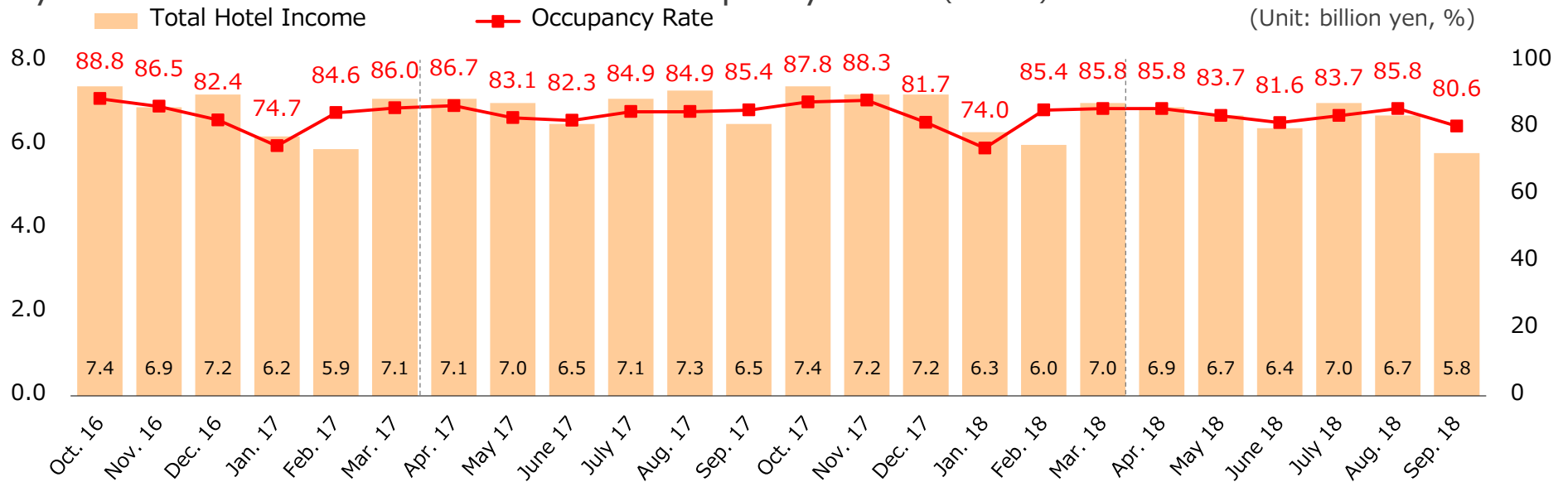
## Sales by category

	2019/2 1H	
	Rate of YoY change	Share
Food	1.7	87.9%
Clothing	-1.4	1.7%
Livingware	1.2	4.9%
Others	-2.7	5.5%
<b>Total</b>	<b>1.3</b>	<b>100.0%</b>

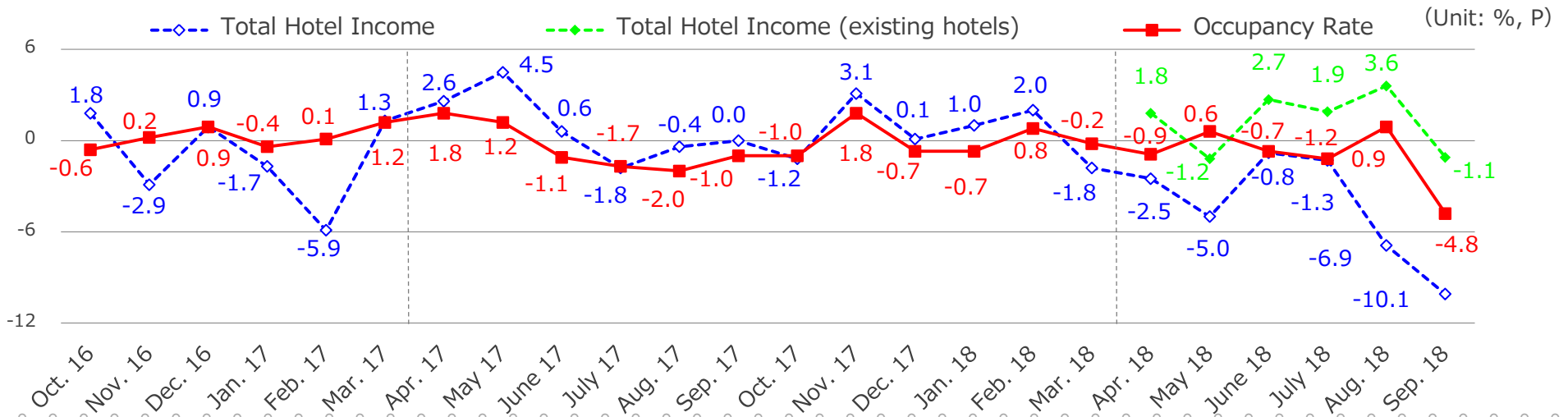


# Hotel Business

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



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



# Inbound business updates

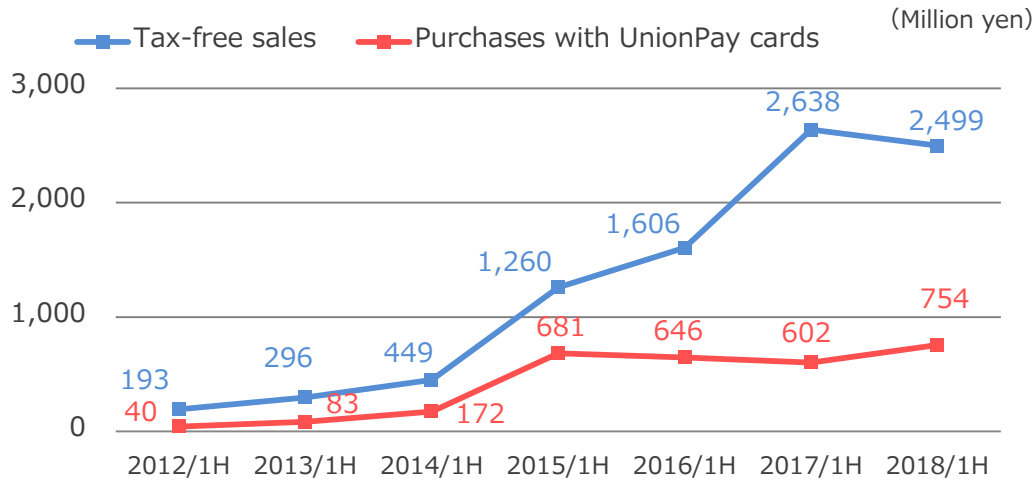


the Duty Free Sales Counter in the Tokyu Toyoko Store, West Bldg., 5F



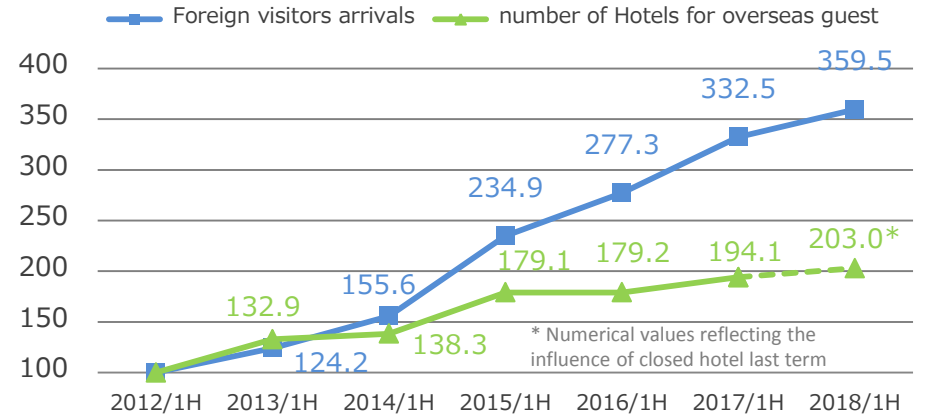
Tourist information center at Shibuya Station on the Tokyu and Tokyo Metro lines

## <Change in tax-free sales and purchases with Unionpay cards at Tokyu Department Store>



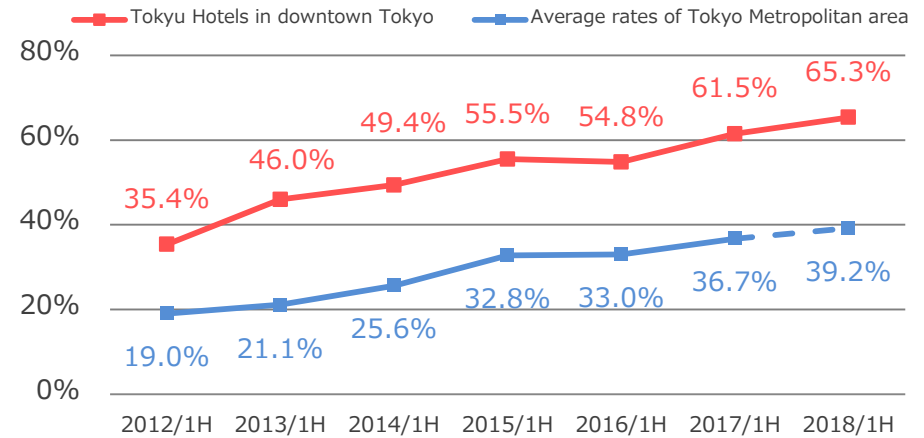
\* Total sales of the Tokyu Toyoko Store, Head Store, and ShinQs.

## <Trends in foreign visitors arrivals and our inbound efforts> (2012/1H=100)



\* Tokyu Hotels here indicates the total of the all hotels in Japan.  
\* The foreign visitors arrivals are based on the statistical data by Japan National Tourism Organization (JNTO).

## <Change in the lodging rate of Hotels for overseas guests>



\* Lodging rate for overseas guests for 1H (Apr-Sep)  
\* The average rates of the Tokyo Metropolitan area for 2018/1H is for the Apr-Jun period.  
\* Tokyu Hotels here indicates the total of the three hotels in Shibuya and the Capitol Hotel Tokyo.  
\* The average rates of the Tokyo Metropolitan area are based on the statistical survey on travel with accommodation conducted by Japan Tourism Agency.





# Memo



# III. Progress in Management Plan and Recent Initiatives

# Basic Policies and Key Initiatives

## “Make the Sustainable Growth”

### Basic Policies

- Sustainable “urban development”
- Sustainable “corporate development”
- Sustainable “HR development”

### Key Initiatives

- (i) **Tirelessly pursue “safety,” “security” and “comfort.”** (Strengthen core railway business.)
- (ii) **Increase SHIBUYA’s global appeal.** (Realize “Entertainment City SHIBUYA.”)
- (iii) **Continuously improve the TOKYU area’s value and life value.** (Demonstrate Group’s all-round strength.)
- (iv) **Expand business through strategic alliances.** (Pursue collaborative creation with partners both inside and outside the Group.)
- (v) **Make progress on workstyle innovation.** (Deploy TOKYU workstyle reforms.)

# Tireless Pursuit of Safety, Security and Comfort

## Introduction of new train models/ Strengthening of transportation capacity

### [Den-en-toshi Line]



- Introduced the new 2020 series model.
- Will replace the old model by fiscal 2022.
- Increased the number of express trains for services before the start of the morning rush hour.

### [Oimachi Line]



- Introduced the 6020 series model.
- Made all express train services available with seven-car trains (seven-car instead of six-car trains).
- Increased the number of express trains for services in the morning and evening as well as at night.

## Provision of commuting comfort

Commencement of the fee-incurring seat reservation service on the Oimachi Line trains.

- Service to commence on December 14, 2018 (planned)
- Available for the service from Oimachi to Nagatsuda
- Available on five train services per day
- Fee: 400 yen



## Actions to pursue safe/stable transportation

- Commenced the operation of a support system for fall detection using security cameras installed in stations.

Fall detected -> Notification

Automatically detects persons and other objects who have fallen or may fall from the platform.



- Began testing a railway maintenance system utilizing geographical information and the point cloud technology, a first for Japan.
  - Commenced a demonstration test from September 2018 on all lines of Izukyu Corporation.
  - Improve accuracy and efficiency in maintenance through collaborative functions between trains equipped with laser scanners and cameras, and geographical information.



**Work to prevent accidents and eliminate delays and congestion by enhancing the security level of railway services through advanced technologies, thereby maintaining safe, stable transportation.**



# Opening of Shibuya Stream

## (Shibuya Station South Block Project)

- Created to function as a mecca for creative workers.
- Opened on September 13, 2018.



**Offices  
(14-35F)**

**Google LLC moved into all blocks.**  
(One of the largest leasable areas in the Shibuya area)

**Hotel  
(9-13F)**

Shibuya Stream Excel Hotel Tokyu  
(Operator: Tokyu Hotels)

**Facilities for incubation office, creation and communication (4F)**

Facilities that support “creativity” are installed, such as an incubation office, cycle café and multi-purpose spaces.

**Commercial facilities  
(1-3F)**

30 stores opened in a space of approximately 3.000 m<sup>2</sup>, including:

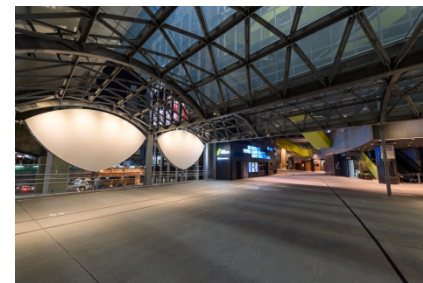
- 1 store that commences operation in Japan for the first time
- 13 stores featuring a new type of business
- 7 stores that open in the Shibuya area for the first time

**Hall (Annex)**

Accommodates approximately 700 people standing.  
Live events, mainly concerts, will take place.

**Urban Core**

A wellhole-style path is installed that leads to Shibuya Station from floors above or below ground.



Made Shibuya Station and Shibuya Stream directly connected and integrated by installing a pedestrian deck crossing National Route 246.



A new Tokyu Store featuring a new type of business was also opened.



Hall





# Opening of Shibuya Bridge (Shibuya Daikanyama R Project)

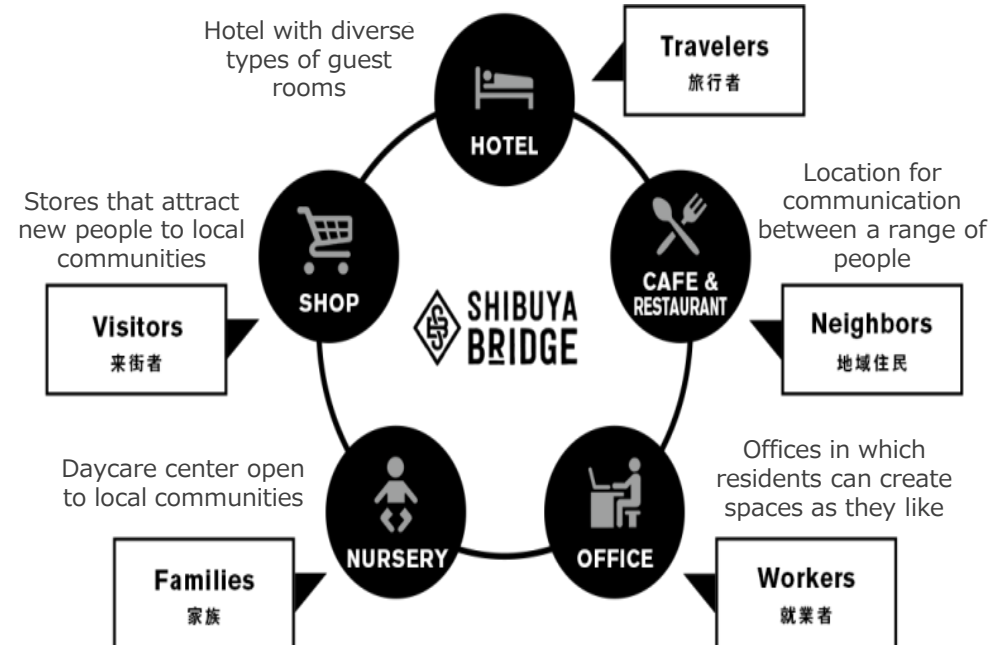
- Created in a location halfway between Shibuya St. and Daikanyama St., the former railway site of the Toyoko Line.
- Contributes to Shibuya, the best place to visit in Japan, by improving accessibility in the wider Shibuya area in addition to a pedestrian trail along the Shibuya River.



## ■ Business concept

### Reclamation and redevelopment of the former railway site to connect different cultures and multiple generations

Creation of a place that attracts a variety of people with a high level of sensitivity by establishing complex facilities whose appeal is not found in station-front areas.



# Shibuya's Advantages – Sustainable Urban Development –

Best location in Shibuya for creative/IT industries and shared office spaces

Drives the creation of innovations by way of human communication



● Shibuya Stream  
(Opened) September 2018  
- Google



● Shibuya Scramble Square  
Planned for fiscal 2019 and 2027  
- Mixi  
- Cyber Agent

● Shibuya Cast  
April 2017  
- Baycrew's

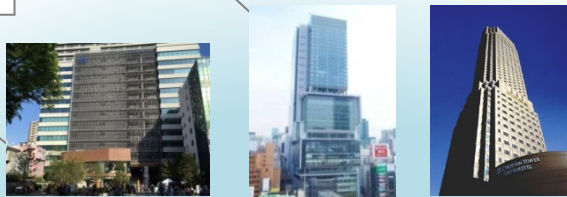
● Shibuya Hikarie April 2012  
- DeNA - Adastria

● Cerulean Tower  
March 2001 - GMO



Creative Space 8/ (Hikarie)

- Entertainment facilities
- Academic institutions



- Start-ups
- Fashion



Comprehensive fulfillment of needs for work, life and play

Comprehensive fulfillment of needs for work, life and play



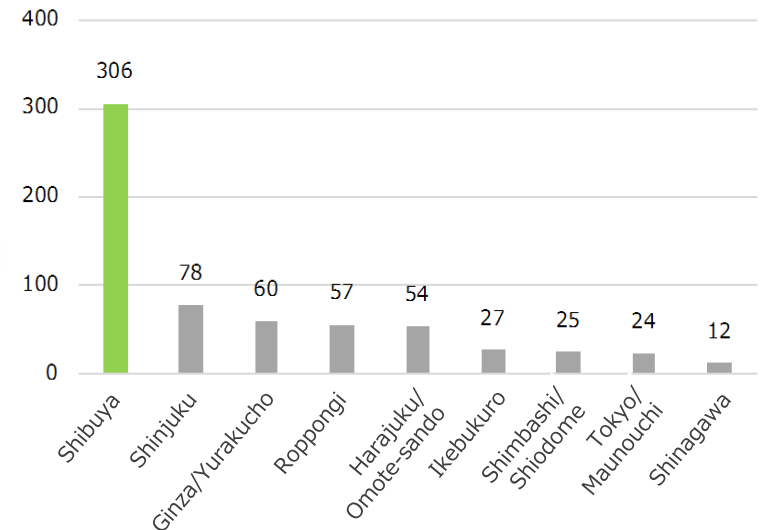
Accelerate Program

Shibuya Bit Valley



Area Planning

◆ Number of IT companies established in nine city areas after 2000



(Source) Report on a fact-finding survey of IT companies in Shibuya (December 2013) by Tokyu Research Institute, Inc. Data supplied by Japan Venture Research Co., Ltd.





# Omotesando/Harajuku



# Creation of a human flow of people in the proximity of Shibuya - Improvement of accessibility in the wider Shibuya area -

## <Shibuya Scramble Square>

- One of Japan's largest-scale facilities for observation, featuring an overwhelming sense of openness.
- A view including Mt. Fuji spreads around the highest spot in Shibuya and provides a bird's-eye view of the Scramble crossing.
- Expected to commence operation in FY2019.



# Shibuya



# Daikanyama/Ebisu

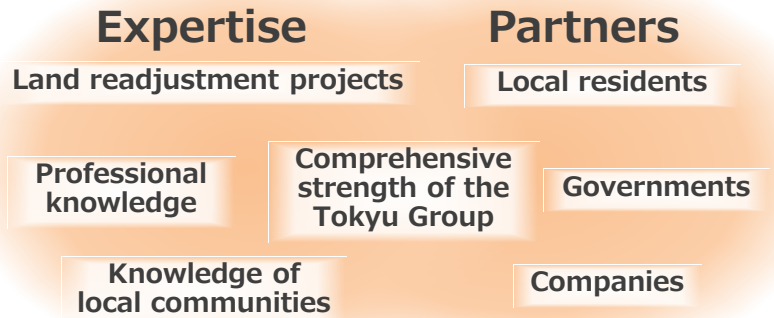


Images provided by the Shibuya Station Town Block Joint Building Operators



# Tama Den-en-toshi - Sustainable Urban Development -

Promote urban development through urban remodeling efforts with a focus on work styles that are not found in city centers, thereby aiming for the continuous inflow and settlement of young families.



## Futako-tamagawa



↑ Evolution to the next level of knowledge/establishment of relationships of trust with partners

## Expansion into other urban development projects



**Minamimachida Gandberry Park**

**Tokyu Corp.** Station-front facilities  
**Showa Univ.** Hospital

**Yokohama City**  
 Urban infrastructure such as parks  
 Urban planning

**Concluded the Fujigaoka Urban Development agreement**



## Actions taken in the Tama Plaza project

Promoted next-generation suburban development efforts to sustain and develop suburban residential areas in collaboration with Yokohama City.

### CO-NIWA Tama Plaza, a regional utility facility

Improved the low floors of the Dresser WISE Tama Plaza. With a community café and co-working spaces installed, the facility is expected to help solve regional issues and enhance community appeal through collaborative efforts with area management activities.



Continue to create **the Tokyu area, the best area in which to live in Japan.**



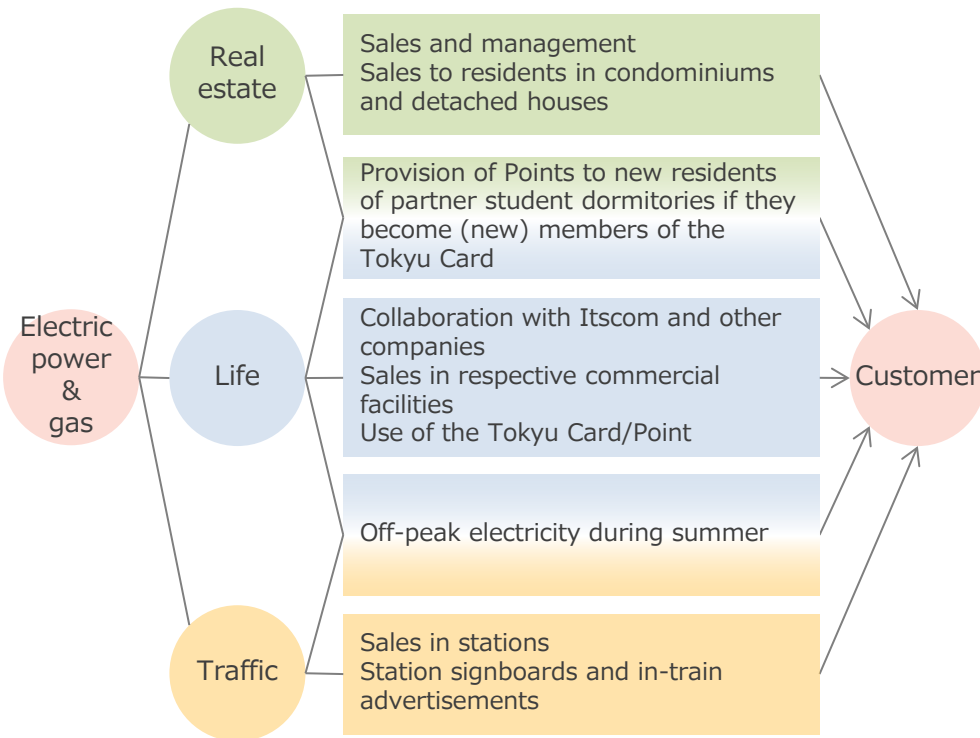
# Expansion into the Gas Retail Business After Electric Power

Create added value by comprehensively leveraging multiple customer contact points and a range of networks.

## Utilization of the Group's sales channels

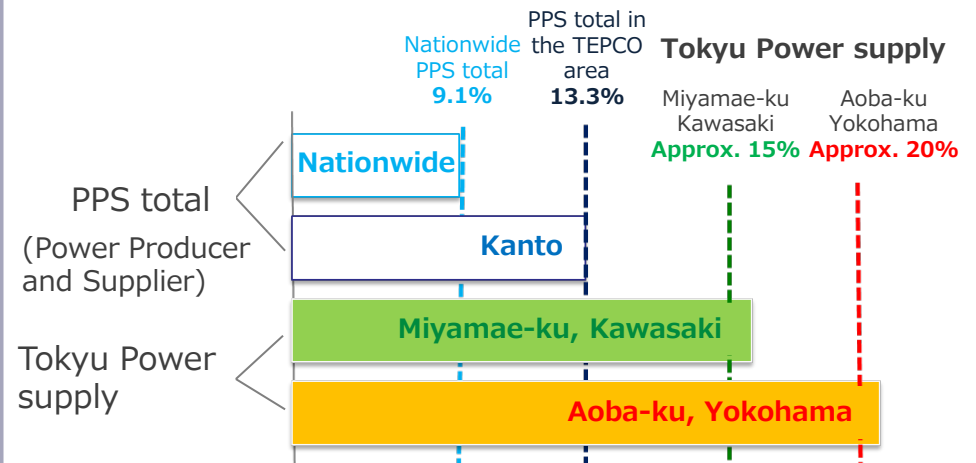
- Sales collaboration with approximately 50 companies including the Tokyu Group companies and cable operators.
- Seek to acquire 300,000 households as subscribers to electric power and gas services, respectively.

(As of Sep. 30, 2018: Approx. 160,000 HH for electric power and 30,000 HH for gas)



## Expansion of sales collaboration and steady penetration of services in respective areas

- Increase the number of target subscribers from 1.5 million households in the core area in the Tokyu Line area to 2.4 million households including surrounding areas through collaboration with cable operators.



Source: Based on the Company's conversion figures based on switching conditions and disclosed data in the low-voltage area in May 2018.

# New Openings and Renewals of the Tokyu Hotels

Facilitate new openings and the renewal of existing hotels and strengthen competitiveness with an eye on the increasing number of visitors from overseas to Japan and the Olympics in 2020.

## Shibuya Stream/Excel Hotel Tokyu

- Opened on September 13, 2018.
- Spaces for interaction with a range of activities are provided on the fourth floor, featuring the integration of the front desk with the lobby, bar and dining facilities.
- Efficient management is implemented through a range of initiatives such as the introduction of Relay, a service robot, and the integration of reservation counters with other Tokyu Hotels in Shibuya.
- Number of guest rooms: 177



Robot that walks around automatically to provide services

## Renewal of Nagoya Tokyu Hotel

- Opened on October 1, 2018 after renovations.
- The front desk, lobby, guest rooms, and restaurants, among other facilities, were renovated to maintain the concept of European elegance and recover the brilliance enjoyed by the hotel at the time of its opening.
- Number of guest rooms: 564
- Opening: August 1987

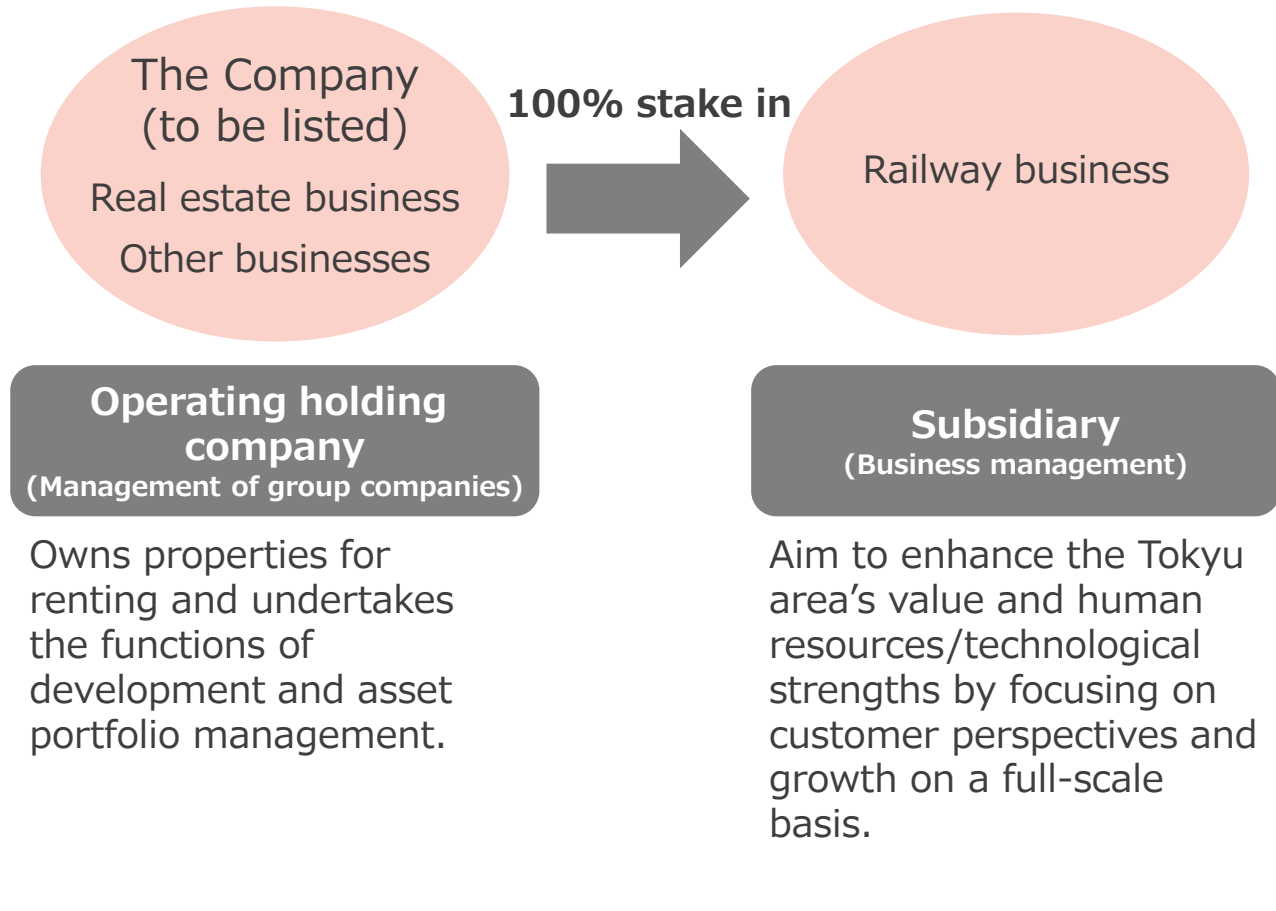


# Initiatives to Spin off the Railway Business

- Aiming for sustainable growth -

**Aim to enhance management and execution performance while at the same time continuing with alliances between businesses that have been nurtured so far.**

■ After September 2019 (Plan)



\*To be implemented subject to the approval of the Company's ordinary general meeting of shareholders and permits by competent governing authorities.

October 1, 2018

**The Sustainable Strategy Promotion Committee was established.**

The committee facilitates initiatives to spin off the railway business and efforts to examine businesses other than the railway business with a view to establishing an optimal management structure.



# Memo







# Memo



## IV. Details of Financial Results for the First Half of FY2018

## Summary of Consolidated Financial Statements

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Revenue	572.0	565.3	+ 6.7 (+ 1.2%)	Real Estate: +12.3; Life Service: +1.5; Transportation: +0.4; Hotel and Resort: -5.3
Operating Profit	44.8	51.4	- 6.6 (- 12.9%)	Real Estate: -4.3; Hotel and Resort: -1.4; Transportation: -1.0; Life Service: -0.0
Non-operating Revenue	7.4	7.3	+ 0.0 (+ 0.7%)	Investment Gains from Equity Method 3.9 (+0.0); Interest and Dividend Income 0.8 (+0.1)
Non-operating Expenses	7.0	7.2	- 0.1 (- 1.9%)	Interest Paid 4.7 (-0.0)
Recurring Profit	45.1	51.6	- 6.4 (- 12.5%)	
Extraordinary Gains	5.3	2.5	+ 2.8 (+ 110.0%)	
Extraordinary Losses	1.8	1.3	+ 0.5 (+ 41.2%)	
Income before Income Taxes and Minority Interests	48.6	52.8	- 4.1 (- 7.9%)	
Corporate Income Taxes	14.6	15.3	- 0.7 (- 4.6%)	Income Taxes: 14.4 (-0.1); Tax Adjustment: 0.1 (-0.5)
Net Income	34.0	37.5	- 3.4 (- 9.3%)	
Profit attributable to non-controlling intereests	0.7	0.5	+ 0.2 (+ 35.2%)	
Profit attributable to owners of parent	33.2	36.9	- 3.6 (- 10.0%)	
Other Comprehensive Income	1.3	0.7	+ 0.5 (+ 71.0%)	
Total Comprehensive Income	35.4	38.3	- 2.9 (- 7.6%)	
TOKYU EBITDA	89.1	94.4	- 5.3 (- 5.7%)	Real Estate -3.7; Hotel and Resort -1.4; Transportation -0.7; Headquarters +0.4; Life Service +0.1

\*TOKYU EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets + Interest and dividend income + Investment gains (loss) from equity method

# Consolidated Operating Revenue and Profit

(Unit: Billion yen)		FY2018 1H Results	FY2017 1H Results	Change	Remarks		
Total Operating Revenue		572.0	565.3	+ 6.7 (+ 1.2%)			
Total Operating Profit		44.8	51.4	- 6.6 (- 12.9%)			
Transportation	Operating Revenue	104.3	103.9	+ 0.4 (+ 0.5%)	Tokyu Corp. Railway Operations: +0.2		
	Operating Profit	17.8	18.8	- 1.0 (- 5.7%)	Tokyu Corp. Railway Operations: -0.7		
Real Estate	Operating Revenue	103.7	91.3	+ 12.3 (+ 13.6%)	Tokyu Corp. Leasing: +2.9; Tokyu Corp. Sales: -1.4		
	Operating Profit	16.1	20.4	- 4.3 (- 21.1%)	Tokyu Corp. Sales: -4.3; Tokyu Corp. Leasing: -0.3		
		Total Life Service	345.6	344.1	+ 1.5 (+ 0.4%)		
Life Service	Operating Revenue	Retail	237.8	238.7	- 0.9 (- 0.4%)	Tokyu Department Store: -2.0; Tokyu Store Chain: +0.7	
		ICT and Media	107.8	105.3	+ 2.4 (+ 2.3%)	Tokyu Agency: +2.2; its communications: +0.5; Tokyu Recreation: -1.6	
			Total Life Service	8.1	8.2	- 0.0 (- 0.9%)	
	Operating Profit	Retail	2.5	2.6	- 0.0 (- 3.5%)	Tokyu Department Store: -0.0; Tokyu Store Chain: +0.1	
ICT and Media		5.6	5.5	+ 0.0 (+ 0.4%)	Tokyu Agency: +0.3; Tokyu Recreation: -0.3; its communications: -0.6		
Hotel and Resort	Operating Revenue	48.6	53.9	- 5.3 (- 9.9%)	Tokyu Hotels, etc: -2.0		
	Operating Profit	2.0	3.5	- 1.4 (- 41.3%)	Tokyu Hotels, etc: -0.6		
Elimination etc.	Operating Revenue	- 30.2	- 28.0	- 2.2			
	Operating Profit	0.6	0.3	+ 0.2			

# Non-Operating and Extraordinary Gain/Loss

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Profit	44.8	51.4	- 6.6 (- 12.9%)	
Non-operating Revenue	7.4	7.3	+ 0.0 (+ 0.7%)	
Interest and Dividend Income	0.8	0.7	+ 0.1	
Investment Gain from Equity Method	3.9	3.9	+ 0.0	Tokyu Fudosan Holdings : 2.6 (-0.1) ;Tokyu Construction: 1.1 (+0.3)
Others	2.6	2.7	- 0.1	
Non-operating Expenses	7.0	7.2	- 0.1 (- 1.9%)	
Interest	4.7	4.7	- 0.0	
Others	2.3	2.4	- 0.0	
Recurring Profit	45.1	51.6	- 6.4 (- 12.5%)	
Extraordinary Gains	5.3	2.5	+ 2.8 (+ 110.0%)	
Gain on Subsidies Received for Construction	0.2	0.1	+ 0.0	
Gain on Reversal of Urban Railways Improvement Reserve	1.2	1.2	-	
Others	3.8	1.1	+ 2.7	
Extraordinary Losses	1.8	1.3	+ 0.5 (+ 41.2%)	
Loss on Reduction of Subsidies Received for Construction	0.1	0.1	+ 0.0	
Others	1.6	1.1	+ 0.5	
Income before Income Taxes and Minority Interests	48.6	52.8	- 4.1 (- 7.9%)	

# Consolidated TOKYU EBITDA

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
<b>Transportation</b>	<b>38.1</b>	<b>38.8</b>	<b>- 0.7</b> (- 2.0%)	
Railway Operations of the Company	34.5	34.9	- 0.4	
Tokyu Bus - Tokyu Transses	2.2	2.4	- 0.1	
Others	1.3	1.5	- 0.1	
<b>Real Estate</b>	<b>24.9</b>	<b>28.6</b>	<b>- 3.7</b> (- 12.9%)	
Real Estate Sales of the Company	2.8	7.2	- 4.3	
Real Estate Leasing of the Company	16.9	16.9	+ 0.0	
Others	5.1	4.4	+ 0.6	
<b>Life Service</b>	<b>16.4</b>	<b>16.2</b>	<b>+ 0.1</b> (+ 1.0%)	
Retail	6.8	7.0	- 0.1	
Tokyu Department Store	2.8	3.0	- 0.1	
Tokyu Store Chain	2.1	2.0	+ 0.1	
Others	1.8	1.9	- 0.1	
ICT and Media	9.6	9.2	+ 0.3	
Tokyu Recreation	1.4	1.7	- 0.3	
its communications	2.8	3.2	- 0.3	
Tokyu Agency	1.1	0.7	+ 0.4	
Others	4.1	3.5	+ 0.6	
<b>Hotel and Resort</b>	<b>4.1</b>	<b>5.6</b>	<b>- 1.4</b> (- 26.4%)	
Tokyu Hotels, etc.	3.6	4.1	- 0.4	
Others	0.4	1.5	- 1.0	
<b>Headquarters</b>	<b>4.8</b>	<b>4.6</b>	<b>+ 0.1</b> (+ 3.8%)	
Interest and dividend income	0.8	0.7	+ 0.1	
Investment (gain) loss from the equity method	3.9	3.9	+ 0.0	
Elimination, etc.	0.5	0.2	+ 0.2	
<b>Total</b>	<b>89.1</b>	<b>94.4</b>	<b>- 5.3</b> (- 5.7%)	

\*TOKYU EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets + Interest and dividend income + Investment gains (loss) from equity method

# Segment Information (1) Transportation

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Revenue	104.3	103.9	+ 0.4 (+ 0.5%)	Passengers Carried: +0.6% (Non-commuter: -0.4%; Commuter: +1.2%) □ Passenger Revenue: +0.2% (Non-commuter: -0.6%; Commuter: +1.1%)
Railway Operations of the Company	77.8	77.5	+ 0.2 (+ 0.3%)	Passenger Revenue: 70.8 (+0.1)
Tokyu Bus · Tokyu Transses	15.0	14.7	+ 0.2 (+ 1.9%)	Passenger Revenue: +1.9%
Others	11.5	11.5	- 0.0 (- 0.2%)	
Operating Profit	17.8	18.8	- 1.0 (- 5.7%)	
Railway Operations of the Company	16.5	17.2	- 0.7 (- 4.3%)	[Operating Expense] Depreciation and amortization: 16.5 (+0.3) ; Repair Costs: 3.6 (+0.2) ; Power Costs: 3.4 (+0.2); Expenses: 11.2 (+0.0)
Tokyu Bus · Tokyu Transses	1.1	1.2	- 0.1 (- 8.1%)	
Others	0.1	0.3	- 0.2 (- 62.2%)	

# Segment Information (2) Real Estate

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Revenue	103.7	91.3	+ 12.3 (+ 13.6%)	
Real Estate Sales of the Company	12.6	14.0	- 1.4 (- 10.3%)	[Sales] Company-owned Land: 1.0 (-2.2) ; Funds Turnover-type: 11.5 (+2.9) ; Overseas Land - (-2.1)
Real Estate Leasing of the Company	37.8	34.9	+ 2.9 (+ 8.3%)	
Others	53.2	42.3	+ 10.9 (+ 25.8%)	
Operating Profit	16.1	20.4	- 4.3 (- 21.1%)	
Real Estate Sales of the Company	2.8	7.1	- 4.3 (- 60.8%)	[Sales Margin] Company-owned Land: 0.5 (-1.9) ; Funds Turnover-type: 3.7 (-0.9) ; Overseas Land - (-1.2)
Real Estate Leasing of the Company	9.8	10.1	- 0.3 (- 3.1%)	
Others	3.4	3.0	+ 0.3 (+ 12.3%)	



# Segment Information (3) Life Service

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Revenue	345.6	344.1	+ 1.5 (+ 0.4%)	
Total Retail	237.8	238.7	- 0.9 (- 0.4%)	
Tokyu Department Store	104.6	106.7	- 2.0 (- 1.9%)	Rate of Change in Sales: -2.2%
Tokyu Store Chain	106.9	106.1	+ 0.7 (+ 0.7%)	Rate of Change in Sales: All Stores: +0.6%; Existing Stores: +1.3%
Others	26.2	25.8	+ 0.4 (+ 1.6%)	
Total ICT and Media	107.8	105.3	+ 2.4 (+ 2.3%)	
Tokyu Recreation	14.9	16.5	- 1.6 (- 9.7%)	
its communications	13.9	13.4	+ 0.5 (+ 3.8%)	
Tokyu Agency	46.9	44.7	+ 2.2 (+ 5.0%)	
Others	31.9	30.6	+ 1.2 (+ 4.2%)	
Operating Profit	8.1	8.2	- 0.0 (- 0.9%)	
Total Retail	2.5	2.6	- 0.0 (- 3.5%)	
Tokyu Department Store	0.2	0.2	- 0.0 (- 25.3%)	
Tokyu Store Chain	1.2	1.1	+ 0.1 (+ 11.4%)	
Others	1.1	1.2	- 0.1 (- 11.5%)	
Total ICT and Media	5.6	5.5	+ 0.0 (+ 0.4%)	
Tokyu Recreation	0.6	0.9	- 0.3 (- 34.0%)	
its communications	0.9	1.6	- 0.6 (- 41.1%)	
Tokyu Agency	0.7	0.4	+ 0.3 (+ 88.2%)	
Others	3.2	2.5	+ 0.6 (+ 25.6%)	

## Segment Information (4) Hotel and Resort

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Operating Revenue	48.6	53.9	- 5.3 (- 9.9%)	
Tokyu Hotels, etc. (※)	41.1	43.2	- 2.0 (- 4.8%)	Occupancy Rates: 83.5% (year on year -1.0 points)
Others	7.4	10.7	- 3.2 (- 30.5%)	
Operating Profit	2.0	3.5	- 1.4 (- 41.3%)	
Tokyu Hotels, etc. (※)	1.9	2.6	- 0.6 (- 25.7%)	
Others	0.1	0.9	- 0.7 (- 84.7%)	

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

# Balance Sheets

(Unit: Billion yen)	FY2018 1H Results	FY2017 Results	Change	Remarks
Total Assets	2,349.9	2,266.9	+ 82.9 (+ 3.7%)	
Current Assets	315.9	312.3	+ 3.5 (+ 1.1%)	
Fixed Assets	2,034.0	1,954.6	+ 79.4 (+ 4.1%)	
Total Liabilities	1,566.2	1,512.8	+ 53.4 (+ 3.5%)	
Current Liabilities	638.6	617.8	+ 20.7 (+ 3.4%)	Interest-bearing Debt: +22.7
Fixed Liabilities	911.3	877.4	+ 33.9 (+ 3.9%)	Interest-bearing Debt: +32.6
Reserves under Special Law	16.3	17.5	- 1.2 (- 7.1%)	
Total Net Assets	783.7	754.1	+ 29.5 (+ 3.9%)	Equity Capital: +28.2; Other Cumulative Comprehensive Income: +1.8; non-controlling shareholders Interest: -0.4
Equity	733.6	703.6	+ 30.0 (+ 4.3%)	Profit attributable to owners of parent: +33.2; Dividends: -6.0
Interest-bearing Debt at End of Period	1,025.1	969.7	+ 55.4 (+ 5.7%)	
Equity Ratio	31.2%	31.0%	+ 0.2P	
D/E Ratio (Times)	1.4	1.4	+ 0.0	

# Statements of Cash Flow

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
CF from Operating Activities	64.0	78.5	- 14.4	
CF from Investing Activities	- 108.0	- 77.6	- 30.3	
Capital Expenditure	- 114.9	- 77.2	- 37.6	
Subsidies Received for Construction	3.5	5.1	- 1.6	
Gain on Sale of Assets	6.3	1.1	+ 5.2	
CF from Financing Activities	47.7	- 3.1	+ 50.9	
Interest-bearing Debt Net Increase/Decrease	55.4	4.6	+ 50.7	
Dividend Payment, etc.	- 6.1	- 6.0	- 0.0	Dividend Payment: -6.0 (-0.6)
Free Cash Flow	- 44.0	0.8	- 44.8	
Interest-bearing Debt at End of Period	1,025.1	968.9	+ 56.2	[FY2017] 969.7(+55.4)

# Capital Expenditure / Depreciation

(Unit: Billion yen)	FY2018 1H Results	FY2017 1H Results	Change	Remarks
Total Capital Expenditure	121.5	67.2	+ 54.3 (+ 80.8%)	
Transportation	13.7	14.4	- 0.7 (- 4.9%)	Tokyu Corp. Railway Operations: -0.5
Real Estate	77.8	38.2	+ 39.5 (+ 103.4%)	Tokyu Corp. Leasing: +46.1
Total Life Service	11.9	8.7	+ 3.2 (+ 37.1%)	
Retail	4.8	3.5	+ 1.2 (+ 33.9%)	
ICT and Media	7.1	5.1	+ 2.0 (+ 39.4%)	its communications: +1.3
Hotel and Resort	17.0	3.8	+ 13.2 (+ 348.7%)	Tokyu Hotels, etc: +10.5
Headquarters	0.9	1.9	- 0.9	
Elimination	- 0.1	- 0.0	- 0.1	
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	7.3	6.7	+ 0.6 (+ 8.9%)	
Total Depreciation and Amortization	37.7	36.5	+ 1.1 (+ 3.2%)	Real Estate: 8.6 (+0.6) ; Transportation: 18.8 (+0.2) ; Life Service: 8.2 (+0.2) ; Hotel and Resort: 2.0 (+0.0)

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

## V . Details of Financial Forecasts for FY2018

## Summary of Consolidated Financial Statements

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Revenue	1,160.0	1,138.6	+ 21.3 (+ 1.9%)	Real Estate: +22.4; Transportation: +1.2; Life Service: +2.1; Hotel and Resort: -3.6	1,152.3	+ 7.7 (+ 0.7%)
Operating Profit	77.0	82.9	- 5.9 (- 7.1%)	Real Estate: -3.1; Hotel and Resort: -1.9; Transportation: -1.4; Life Service: +0.4	77.0	- (-)
Non-operating Revenue	13.0	14.9	- 1.9 (- 13.2%)	Interest and Dividend Income 1.2 (-0.0); Investment Gains from Equity Method 7.7 (-0.6)	12.8	+ 0.2 (+ 1.6%)
Non-operating Expenses	14.5	14.1	+ 0.3 (+ 2.5%)	Interest Paid 9.3 (-0.1)	14.3	+ 0.2 (+ 1.4%)
Recurring Profit	75.5	83.7	- 8.2 (- 9.8%)		75.5	- (-)
Extraordinary Gains	8.0	23.7	- 15.7 (- 66.4%)	Gain on Sale of Fixed Assets 0.2 (-14.1)	8.8	- 0.8 (- 9.1%)
Extraordinary Losses	8.5	11.4	- 2.9 (- 25.9%)		9.3	- 0.8 (- 8.6%)
Income before Income Taxes and Minority Interests	75.0	96.0	- 21.0 (- 21.9%)		75.0	- (-)
Corporate Income Taxes	22.9	24.3	- 1.4 (- 6.1%)	Income Taxes: 23.2 (-3.2); Tax Adjustment: -0.3 (+1.7)	22.9	- (-)
Net Income	52.1	71.6	- 19.5 (- 27.3%)		52.1	- (-)
Profit attributable to non-controlling inteerests	1.1	1.5	- 0.4 (- 30.7%)		1.1	- (-)
Profit attributable to owners of parent	51.0	70.0	- 19.0 (- 27.2%)		51.0	- (-)
TOKYU EBITDA	173.6	174.9	- 1.3 (- 0.8%)	Hotel and Resort -1.3; Transportation -0.7; Headquarters -0.5; Real Estate +0.0; Life Service +1.2	175.0	- 1.4 (- 0.8%)

\*TOKYU EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets + Interest and dividend income + Investment gains (loss) from equity method

# Consolidated Operating Revenue and Profit

(Unit: Billion yen)		FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change	
Total Operating Revenue		1,160.0	1,138.6	+ 21.3 (+ 1.9%)		1,152.3	+ 7.7 (+ 0.7%)	
Total Operating Profit		77.0	82.9	- 5.9 (- 7.1%)		77.0	- (-)	
Transportation	Operating Revenue	212.8	211.5	+ 1.2 (+ 0.6%)	Tokyu Corp. Railway Operations: +1.4	213.3	- 0.5 (- 0.2%)	
	Operating Profit	27.6	29.0	- 1.4 (- 4.8%)	Tokyu Corp. Railway Operations: -1.0	29.2	- 1.6 (- 5.5%)	
Real Estate	Operating Revenue	205.0	182.5	+ 22.4 (+ 12.3%)	Tokyu Corp. Leasing: +7.5; Tokyu Corp. Sales: +5.6	197.5	+ 7.5 (+ 3.8%)	
	Operating Profit	29.2	32.3	- 3.1 (- 9.8%)	Tokyu Corp. Sales: -3.1; Tokyu Corp. Leasing: -1.0	27.5	+ 1.7 (+ 6.2%)	
Life Service	Total Life Service		702.5	700.3	+ 2.1 (+ 0.3%)		702.5	- (-)
	Operating Revenue	Retail	483.9	484.4	- 0.5 (- 0.1%)	Tokyu Department Store: -4.8; Tokyu Store Chain: +2.6	483.9	- (-)
		ICT and Media	218.6	215.9	+ 2.6 (+ 1.2%)	Tokyu Recreation: +0.6; its communications: +0.3; Tokyu Agency: +0.1	218.6	- (-)
	Total Life Service		16.4	15.9	+ 0.4 (+ 2.5%)		16.4	- (-)
	Operating Profit	Retail	6.2	6.1	+ 0.0 (+ 0.7%)	Tokyu Department Store: +0.1; Tokyu Store Chain: +0.0	6.2	- (-)
		ICT and Media	10.2	9.8	+ 0.3 (+ 3.7%)	Tokyu Agency: +0.2; Tokyu Recreation: -0.2; its communications: -0.3	10.2	- (-)
Hotel and Resort	Operating Revenue	100.5	104.1	- 3.6 (- 3.5%)	Tokyu Hotels, etc: -0.5	101.7	- 1.2 (- 1.2%)	
	Operating Profit	3.2	5.1	- 1.9 (- 37.3%)	Tokyu Hotels, etc: -0.9	3.5	- 0.3 (- 8.6%)	
Elimination etc.	Operating Revenue	- 60.8	- 59.9	- 0.8		- 62.7	+ 1.9	
	Operating Profit	0.6	0.4	+ 0.1		0.4	+ 0.2	



# Non-Operating and Extraordinary Gain/Loss

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Profit	77.0	82.9	- 5.9 (- 7.1%)		77.0	- (-)
Non-operating Revenue	13.0	14.9	- 1.9 (- 13.2%)		12.8	+ 0.2 (+ 1.6%)
Interest and Dividend Income	1.2	1.2	- 0.0		1.2	-
Investment Gain from Equity Method	7.7	8.3	- 0.6		7.7	-
Others	4.1	5.3	- 1.2		3.9	+ 0.2
Non-operating Expenses	14.5	14.1	+ 0.3 (+ 2.5%)		14.3	+ 0.2 (+ 1.4%)
Interest	9.3	9.4	- 0.1		9.5	- 0.2
Others	5.2	4.7	+ 0.4		4.8	+ 0.4
Recurring Profit	75.5	83.7	- 8.2 (- 9.8%)		75.5	- (-)
Extraordinary Gains	8.0	23.7	- 15.7 (- 66.4%)		8.8	- 0.8 (- 9.1%)
Gain on Sale of Fixed Assets	0.2	14.3	- 14.1		0.1	+ 0.1
Gain on Subsidies Received for Construction	1.3	3.1	- 1.8		3.4	- 2.1
Gain on Reversal of Urban Railways Improvement Reserve	2.5	2.5	- 0.0		2.5	-
Others	4.0	3.7	+ 0.2		2.8	+ 1.2
Extraordinary Losses	8.5	11.4	- 2.9 (- 25.9%)		9.3	- 0.8 (- 8.6%)
Loss on Reduction of Subsidies Received for Construction	0.9	2.7	- 1.8		2.9	- 2.0
Others	7.6	8.7	- 1.1		6.4	+ 1.2
Income before Income Taxes and Minority Interests	75.0	96.0	- 21.0 (- 21.9%)		75.0	- (-)

# Consolidated TOKYU EBITDA

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
<b>Transportation</b>	<b>72.6</b>	<b>73.3</b>	<b>- 0.7</b> (- 1.0%)		<b>75.2</b>	<b>- 2.6</b> (- 3.5%)
Railway Operations of the Company	63.5	64.1	- 0.5		66.0	- 2.4
Tokyu Bus - Tokyu Transses	3.9	4.2	- 0.3		3.9	- 0.0
Others	5.1	4.9	+ 0.1		5.2	- 0.1
<b>Real Estate</b>	<b>49.8</b>	<b>49.7</b>	<b>+ 0.0</b> (+ 0.1%)		<b>48.0</b>	<b>+ 1.8</b> (+ 3.8%)
Real Estate Sales of the Company	4.0	7.2	- 3.1		3.4	+ 0.6
Real Estate Leasing of the Company	35.7	33.9	+ 1.7		34.7	+ 0.9
Others	10.0	8.5	+ 1.4		9.8	+ 0.1
<b>Life Service</b>	<b>33.8</b>	<b>32.5</b>	<b>+ 1.2</b> (+ 3.7%)		<b>34.3</b>	<b>- 0.5</b> (- 1.5%)
Retail	14.9	14.8	+ 0.0		15.1	- 0.2
Tokyu Department Store	6.2	6.1	+ 0.0		6.3	- 0.1
Tokyu Store Chain	5.1	5.1	+ 0.0		5.0	+ 0.0
Others	3.5	3.5	- 0.0		3.6	- 0.1
ICT and Media	18.9	17.7	+ 1.1		19.2	- 0.3
Tokyu Recreation	3.1	3.3	- 0.1		3.1	-
its communications	6.6	6.1	+ 0.4		7.0	- 0.4
Tokyu Agency	1.4	1.3	+ 0.0		1.7	- 0.3
Others	7.6	6.8	+ 0.8		7.1	+ 0.4
<b>Hotel and Resort</b>	<b>7.9</b>	<b>9.2</b>	<b>- 1.3</b> (- 14.8%)		<b>8.2</b>	<b>- 0.3</b> (- 3.7%)
Tokyu Hotels, etc.	6.9	7.3	- 0.3		7.2	- 0.3
Others	0.9	1.9	- 0.9		0.9	+ 0.0
<b>Headquarters</b>	<b>8.9</b>	<b>9.6</b>	<b>- 0.7</b> (- 7.7%)		<b>8.9</b>	<b>-</b> (-)
Interest and dividend income	1.2	1.2	- 0.0		1.2	-
Investment (gain) loss from the equity method	7.7	8.3	- 0.6		7.7	-
Elimination, etc.	0.6	0.3	+ 0.2		0.4	+ 0.2
<b>Total</b>	<b>173.6</b>	<b>174.9</b>	<b>- 1.3</b> (- 0.8%)		<b>175.0</b>	<b>- 1.4</b> (- 0.8%)

\*TOKYU EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets + Interest and dividend income + Investment gains (loss) from equity method

# Segment Information (1) Transportation

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Revenue	212.8	211.5	+ 1.2 (+ 0.6%)	Passengers Carried: +1.1% (Non-commuter: +0.6%; Commuter: +1.4%) □ Passenger Revenue: +0.9% (Non-commuter: +0.5%; Commuter: +1.4%)	213.3	- 0.5 (- 0.2%)
Railway Operations of the Company	156.0	154.5	+ 1.4 (+ 0.9%)	Passenger Revenue: 141.5 (+1.2)	156.8	- 0.8 (- 0.5%)
Tokyu Bus · Tokyu Transses	29.5	29.1	+ 0.4 (+ 1.4%)		29.3	+ 0.1 (+ 0.7%)
Others	27.2	27.8	- 0.5 (- 2.1%)		27.0	+ 0.1 (+ 0.6%)
Operating Profit	27.6	29.0	- 1.4 (- 4.8%)		29.2	- 1.6 (- 5.5%)
Railway Operations of the Company	23.7	24.7	- 1.0 (- 4.3%)	[Operating Expense] Depreciation and amortization: 33.9 (+0.9) ; Repair Costs: 11.0 (+0.5) ; Power Costs: 6.3 (+0.3); Various taxes: 6.5 (+0.2)	25.2	- 1.5 (- 6.1%)
Tokyu Bus · Tokyu Transses	1.4	1.8	- 0.3 (- 17.9%)		1.4	+ 0.0 (+ 0.2%)
Others	2.3	2.3	- 0.0 (- 0.2%)		2.4	- 0.0 (- 2.0%)

# Segment Information (2) Real Estate

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Revenue	205.0	182.5	+ 22.4 (+ 12.3%)		197.5	+ 7.5 (+ 3.8%)
Real Estate Sales of the Company	25.9	20.2	+ 5.6 (+ 28.1%)	[Sales] Company-owned Land: 3.1 (-0.7) ; Funds Turnover-type: 22.7 (+8.4) ; Overseas Land - (-2.1)	25.6	+ 0.3 (+ 1.4%)
Real Estate Leasing of the Company	79.6	72.0	+ 7.5 (+ 10.5%)		78.3	+ 1.3 (+ 1.7%)
Others	99.3	90.2	+ 9.1 (+ 10.1%)		93.5	+ 5.8 (+ 6.2%)
Operating Profit	29.2	32.3	- 3.1 (- 9.8%)		27.5	+ 1.7 (+ 6.2%)
Real Estate Sales of the Company	3.8	7.0	- 3.1 (- 45.0%)	[Sales Margin] Company-owned Land: 2.3 (-0.4) ; Funds Turnover-type: 5.4 (-0.4); Overseas Land - (-1.2)	3.1	+ 0.7 (+ 23.8%)
Real Estate Leasing of the Company	18.7	19.7	- 1.0 (- 5.4%)		17.8	+ 0.8 (+ 4.7%)
Others	6.6	5.5	+ 1.0 (+ 19.6%)		6.4	+ 0.1 (+ 1.9%)

# Segment Information (3) Life Service

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Revenue	702.5	700.3	+ 2.1 (+ 0.3%)		702.5	- (-)
Total Retail	483.9	484.4	- 0.5 (- 0.1%)		483.9	- (-)
Tokyu Department Store	213.2	218.0	- 4.8 (- 2.2%)	Rate of Change in Sales: -2.2%	213.1	+ 0.0 (+ 0.0%)
Tokyu Store Chain	217.3	214.6	+ 2.6 (+ 1.3%)	Rate of Change in Sales: All Stores: +1.1%; Existing Stores: +1.6%	217.3	+ 0.0 (+ 0.0%)
Others	53.3	51.7	+ 1.6 (+ 3.1%)		53.3	- 0.0 (- 0.1%)
Total ICT and Media	218.6	215.9	+ 2.6 (+ 1.2%)		218.6	- (-)
Tokyu Recreation	33.4	32.8	+ 0.6 (+ 2.0%)		33.4	- (-)
its communications	27.6	27.2	+ 0.3 (+ 1.4%)		28.7	- 1.1 (- 3.9%)
Tokyu Agency	92.4	92.3	+ 0.1 (+ 0.2%)		92.4	- (-)
Others	65.0	63.5	+ 1.5 (+ 2.4%)		63.9	+ 1.1 (+ 1.7%)
Operating Profit	16.4	15.9	+ 0.4 (+ 2.5%)		16.4	- (-)
Total Retail	6.2	6.1	+ 0.0 (+ 0.7%)		6.2	- (-)
Tokyu Department Store	0.8	0.7	+ 0.1 (+ 13.5%)		0.8	- 0.0 (- 2.2%)
Tokyu Store Chain	3.2	3.2	+ 0.0 (+ 0.2%)		3.2	- (-)
Others	2.1	2.1	- 0.0 (- 3.1%)		2.1	+ 0.0 (+ 0.9%)
Total ICT and Media	10.2	9.8	+ 0.3 (+ 3.7%)		10.2	- (-)
Tokyu Recreation	1.4	1.6	- 0.2 (- 13.1%)		1.4	- (-)
its communications	2.3	2.6	- 0.3 (- 13.6%)		2.7	- 0.4 (- 16.7%)
Tokyu Agency	1.0	0.7	+ 0.2 (+ 26.8%)		1.0	- (-)
Others	5.4	4.7	+ 0.7 (+ 15.5%)		4.9	+ 0.4 (+ 9.2%)

# Segment Information (4) Hotel and Resort

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Operating Revenue	100.5	104.1	- 3.6 (- 3.5%)		101.7	- 1.2 (- 1.2%)
Tokyu Hotels, etc. (※)	85.1	85.7	- 0.5 (- 0.6%)	Occupancy Rates: 83.9% (year on year -0.2 points)	86.8	- 1.6 (- 1.9%)
Others	15.3	18.3	- 3.0 (- 16.8%)		14.8	+ 0.4 (+ 2.9%)
Operating Profit	3.2	5.1	- 1.9 (- 37.3%)		3.5	- 0.3 (- 8.6%)
Tokyu Hotels, etc. (※)	3.2	4.1	- 0.9 (- 22.7%)		3.5	- 0.3 (- 9.2%)
Others	- 0.0	0.9	- 0.9 (-)		- 0.0	+ 0.0 (-)

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

# Statements of Cash Flow

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
CF from Operating Activities	121.2	152.5	- 31.3		122.8	- 1.6
CF from Investing Activities	- 240.8	- 145.3	- 95.4		- 228.3	- 12.5
Capital Expenditure	- 240.7	- 176.9	- 63.7		- 235.8	- 4.9
Subsidies Received for Construction	9.6	12.7	- 3.1		9.5	+ 0.1
CF from Financing Activities	119.5	- 7.8	+ 127.4		105.4	+ 14.1
Interest-bearing Debt Net Increase/Decrease	135.9	5.4	+ 130.5		121.8	+ 14.1
Dividend Payment, etc.	- 12.5	- 11.5	- 0.9		- 12.5	-
Free Cash Flow	- 119.5	7.1	- 126.7		- 105.4	- 14.1
Interest-bearing Debt at End of Period	1,105.8	969.7	+ 136.0	Interest-bearing Debt / TOKYU EBITDA Multiple: 6.4times (+0.9 Points)	1,091.7	+ 14.1

## Capital Expenditure / Depreciation

(Unit: Billion yen)	FY2018 Forecast	FY2017 Results	Change	Remarks	Forecast as of May.	Change
Total Capital Expenditure	244.1	181.2	+ 62.8 (+ 34.7%)		241.9	+ 2.2 (+ 0.9%)
Transportation	75.7	71.4	+ 4.2 (+ 6.0%)	Tokyu Corp. Railway Operations: +2.2	76.3	- 0.6 (- 0.8%)
Real Estate	123.4	77.2	+ 46.1 (+ 59.8%)	Tokyu Corp. Leasing: +53.0	121.2	+ 2.2 (+ 1.8%)
Total Life Service	19.7	20.1	- 0.4 (- 2.4%)		18.4	+ 1.3 (+ 7.1%)
Retail	7.5	8.1	- 0.6 (- 8.2%)		8.7	- 1.2 (- 13.8%)
ICT and Media	12.2	12.0	+ 0.1 (+ 1.6%)	its communications: +0.4	9.7	+ 2.5 (+ 25.8%)
Hotel and Resort	21.0	9.3	+ 11.6 (+ 123.9%)	Tokyu Hotels, etc: +10.8	21.7	- 0.7 (- 3.2%)
Headquarters	5.8	3.3	+ 2.4		5.8	-
Elimination	- 1.5	- 0.3	- 1.1		- 1.5	-
Tokyu Corp. and Becamex Tokyu Expenses on Sale of Houses and Lots	26.9	11.0	+ 15.8 (+ 142.4%)		26.0	+ 0.9 (+ 3.5%)
Total Depreciation and Amortization	80.6	74.9	+ 5.6 (+ 7.6%)	Real Estate: 19.7 (+3.2) ; Transportation: 39.1 (+1.1) ; Life Service: 17.3 (+0.7) ; Hotel and Resort: 4.5 (+0.4)	81.5	- 0.9 (- 1.1%)

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