

# Tokyu Corporation

## Consolidated Financial Statements

### Fiscal 2022

(April 1, 2022 – March 31, 2023)

This document has been translated from the original Japanese as a guide for non-Japanese investors. It contains forward-looking statements based on a number of assumptions and beliefs made by management in light of information currently available. Actual financial results may differ materially depending on a number of factors, including changing economic conditions, legislative and regulatory developments, delay in new product and service launches, and pricing and product initiatives of competitors.



## SUMMARY OF FINANCIAL STATEMENTS [Japanese Accounting Standards] (Consolidated) For the Fiscal Year Ended March 31, 2023

### Tokyu Corporation

May 11, 2023

Stock Code:	9005	Listed exchanges:	Tokyo Stock Exchange
URL:	<a href="https://www.tokyu.co.jp/">https://www.tokyu.co.jp/</a>	Inquiries:	Yuki Osawa, Senior Manager, Accounting and IR Group
President	Kazuo Takahashi	Telephone:	81-3-3477-6168
Planned date of general meeting of shareholders:	June 29, 2023		
Scheduled date of commencement of dividend payment:	June 30, 2023		
Planned date for submission of financial reports:	June 29, 2023		
Supplementary documents:	YES		
Results briefing (institutional investors and analysts):	YES		

Amounts of less than ¥1 million have been rounded down.

### 1. Consolidated Financial Results for the Fiscal Year Ended March 31, 2023 (April 1, 2022 to March 31, 2023)

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

#### 1) Consolidated Operating Results

	FY ended March 31, 2023		FY ended March 31, 2022	
		Change (%)		Change (%)
Operating revenue.....	931,293	5.9	879,112	-6.1
Operating profit.....	44,603	41.4	31,544	—
Ordinary profit.....	47,369	35.3	34,998	—
Profit attributable to owners of parent .....	25,995	196.0	8,782	—
Net income per share (¥).....	42.94		14.58	
Net income per share (diluted) (¥).....	—		—	
Return on equity (%) .....	3.6		1.2	
Return on assets (%).....	1.9		1.4	
Operating profit ratio (%) .....	4.8		3.6	

Note: Comprehensive Income: FY ended March 31, 2023: ¥38,106 million [91.0%]; FY ended March 31, 2022: ¥19,955 million [-%]

Reference: Equity in income (losses) of equity-method affiliates: FY ended March 31, 2023: ¥9,382 million; FY ended March 31, 2022: ¥5,091 million

#### 2) Consolidated Financial Position

	As of March 31, 2023		As of March 31, 2022	
Total assets .....	2,614,012		2,479,182	
Net assets .....	779,372		752,942	
Equity ratio (%).....	28.3		28.4	
Net assets per share (¥).....	1,204.93		1,167.07	

Reference: Shareholders' equity: FY ended March 31, 2023: ¥740,621 million; FY ended March 31, 2022: ¥702,967 million

#### 3) Consolidated Cash Flows

	FY ended March 31, 2023		FY ended March 31, 2022	
Operating activities .....	95,404		85,577	
Investing activities .....	-154,431		-78,810	
Financing activities .....	74,608		-1,374	
Cash and cash equivalents at end of year .....	68,516		51,635	

## 2. Dividends

	FY ending March 31, 2024 (forecast)	FY ended March 31, 2023	FY ended March 31, 2022
Dividend per share – end of first quarter (¥) .....	—	—	—
Dividend per share – end of first half (¥) .....	7.50	7.50	7.50
Dividend per share – end of third quarter (¥) .....	—	—	—
Dividend per share – end of term (¥).....	7.50	7.50	7.50
Dividend per share – annual (¥) .....	15.00	15.00	15.00
Total cash dividends (annual) .....		9,164	9,076
Dividend payout ratio (consolidated) (%) .....	23.1	34.9	102.9
Net assets dividend ratio (consolidated) (%) .....		1.3	1.3

Note: Dividends for shares held by a group of shareholding employees in trust and compensation for Directors in trust that are included in total dividends are as follows:

FY ended March 31, 2023: ¥27 million; FY ended March 31, 2022: ¥41 million

### 3. Consolidated Forecast for the Fiscal Year Ending March 31, 2024 (April 1, 2023 to March 31, 2024)

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

	Full year	
		Change (%)
Operating revenue.....	1,030,600	10.7
Operating profit.....	70,000	56.9
Ordinary profit.....	70,200	48.2
Profit attributable to owners of parent .....	40,000	53.9
Net income per share (¥).....	65.07	

#### \* Notes

(1) Changes in important subsidiaries during the term

(Changes in specified subsidiaries resulting in changes in the scope of consolidation): No

(2) Changes in accounting policies, changes in accounting estimates and restatements of revisions

1) Changes in accounting policies with revision of accounting standards: Yes

2) Changes in accounting policies other than 1): No

3) Changes in accounting estimates: No

4) Restatements of revisions: No

(Note) For details, please see the statement under the heading "3. Consolidated Financial Statements and Primary Notes, (5) Notes to Consolidated Financial Information (Changes in Accounting Policies)" in the accompanying materials.

(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, 2023: 624,869,876 FY ended March 31, 2022: 624,869,876

2) Number of treasury stock at the end of the term (shares)

FY ended March 31, 2023: 10,210,452 FY ended March 31, 2022: 22,532,735

3) Average numbers of shares issued during the term (shares)

FY ended March 31, 2023: 605,416,260 FY ended March 31, 2022: 602,244,604

(Note) Treasury stock numbers include shares of the Company held by a group of shareholding employees in trust and compensation for Directors in trust, as follows.

FY ended March 31, 2023: 1,680,500 shares FY ended March 31, 2022: 2,529,200 shares

(Reference) Summary of Non-Consolidated Results

#### 1. Non-Consolidated Financial Results for the Fiscal Year Ended March 31, 2023

(April 1, 2022 to March 31, 2023)

1) Non-Consolidated Operating Results

(Figures in percentages denote year-on-year changes)

Million yen

	FY ended March 31, 2023		FY ended March 31, 2022	
		Change (%)		Change (%)
Operating revenue.....	167,508	-1.8	170,570	22.5
Operating profit.....	17,449	-42.8	30,489	96.9
Ordinary profit.....	21,062	-38.5	34,253	32.5
Net income .....	11,986	-41.4	20,471	—
Net income per share (¥).....	19.79		33.98	
Net income per share (diluted) (¥).....	—		—	

## 2) Non-Consolidated Financial Position

Million yen

	As of March 31, 2023	As of March 31, 2022
Total assets .....	2,073,120	1,916,245
Net assets .....	551,429	528,530
Equity ratio (%).....	26.6	27.6
Net assets per share (¥).....	896.39	877.10

Reference: Shareholders' equity: FY ended March 31, 2023: ¥551,429 million; FY ended March 31, 2022: ¥528,530 million

<Reason for differences from the non-consolidated financial results for the previous fiscal year>

The non-consolidated financial results for the fiscal year under review differ from those for the previous fiscal year, reflecting the absence of the sale of a large-scale property that occurred in the previous fiscal year.

\* The summary of financial statements is not subject to audit.

\* Explanations about the proper use of financial forecasts and other important notes

(Notes on forecast results)

The forecast results presented above are based on the information available on the date of this announcement and assumptions that are considered reasonable.

Actual results may differ materially from the forecasts depending on a number of factors.

For more information on forecast results, please see the statement under the heading, "1. Overview of Financial Results, etc., (4) Outlook" in the accompanying materials.

(Method for acquiring supplementary results documents)

The "Summary of Results for the year ended March, 2023" will be disclosed on TDnet (Timely Disclosure network) and our IR website today (May 11, 2023).

(Method for acquiring closing of accounts briefing materials)

Tokyu Corporation will hold a results briefing for institutional investors and analysts on May 12, 2023.

The material used in that briefing will be promptly published on the Timely Disclosure network (TDnet) and the Company's own IR website on the same day.

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## 1. Overview of Financial Results, etc.

### (1) Overview of Financial Results for the Fiscal Year under Review

During the fiscal year under review, the economic outlook in Japan remained unclear due to factors such as soaring raw material and energy prices and the risk of interest rate hikes, although there were signs of a gradual improvement in socio-economic activities, mainly owing to the easing of behavioral restrictions associated with COVID-19.

In this situation, based on the Three-Year Medium-Term Management Plan started in FY2021 that has *henkaku* (transformation) as its basic policy, the Company strove to achieve a recovery in earnings by responding to changes in the business environment and promoting structural reform.

Operating revenue for the fiscal year under review increased 5.9% year on year, to ¥931,293 million, partly due to a recovery in the number of customers, particularly in the Transportation Business and the Hotel and Resort Business. Operating profit and ordinary profit stood at ¥44,603 million (up 41.4% year on year) and ¥47,369 million (up 35.3%), respectively. Profit attributable to owners of parent was ¥25,995 million (up 196.0%), mainly due to an increase in share of profit of entities accounted for using equity method.

Operating results on a segmental basis are as follows. The results for individual segments include inter-segment internal revenues or transfers where applicable. The Company presents operating profit for each reportable segment as segment profit in this document.

#### Transportation

The number of passengers carried in the railway operations business of Tokyu Railways climbed 10.2% year on year, reflecting a 7.0% increase in the number of commuters carried and a 14.5% rise in the number of non-commuters carried chiefly due to an increase in opportunities to go out resulting from the easing of restrictions on movement.

Looking at the number of passengers carried by consolidated subsidiaries, the number carried by Izukyu Corporation increased 29.4%.

In bus operations, the number of passengers carried by Tokyu Bus Corporation increased 7.2%.

As a result, operating revenue for the segment increased 10.5% year on year, to ¥184,054 million, with an operating profit of ¥8,538 million (compared with an operating loss of ¥3,937 million for the segment in the previous fiscal year).

#### (Operation results of Tokyu Railways' railway operations)

Categories		Units	153rd term	154th term
			April 1, 2021 to March 31, 2022	April 1, 2022 to March 31, 2023
Number of operating days		Days	365	365
Operating distance		Kilometers	104.9	110.7
Operating distance of passenger trains		Thousand kilometers	148,044	148,247
Number of passengers carried	Non-commuter	Thousand passengers	389,396	445,985
	Commuter	Thousand passengers	507,606	542,898
	Total	Thousand passengers	897,002	988,883
Passenger revenue	Non-commuter	Million yen	63,266	73,422
	Commuter	Million yen	44,477	46,919
	Total	Million yen	107,743	120,341
Miscellaneous income from railway operations		Million yen	14,565	15,056
Total revenues		Million yen	122,308	135,397
Average revenue per day		Million yen	335	371
Operating efficiency		%	38.1	42.2

(Note) Calculation method of the operating efficiency

$$\text{Operating efficiency} = \frac{\text{Number of passengers carried}}{\text{Operating distance of passenger trains}} \times \frac{\text{Average service distance}}{\text{Average transportation capacity}} \times 100$$

#### Real Estate

In the Real Estate Business segment, operating revenue and operating profit decreased 1.3% and 36.2% year on year, respectively, to ¥220,420 million and ¥28,844 million, respectively, reflecting the absence of the sale of a large-scale property in the Company's real estate sales business in the previous fiscal year, despite a rebound from the previous fiscal year's reduced operating hours and closure of some stores, mainly for large-scale commercial properties in the Company's real estate leasing business.

#### Life Service

In the Life Service Business segment, operating revenue increased 2.9% year on year, to ¥517,225 million mainly reflecting growth in reaction to the temporary closing of and shorter business hours at certain stores operated mainly by Tokyu Department Store Co., Ltd. and Tokyu Recreation Co., Ltd. in the previous fiscal year. Operating profit increased to ¥11,078 million (up 67.8% year on year).

#### Hotel and Resort

In the Hotel and Resort Business, the occupancy rate rose to 70.6% (up 26.5 percentage points year on year), reflecting a recovery in the number of customers in hotels operated by Tokyu Hotels Co., Ltd. in hotel operations mainly due to easing of movement restrictions in Japan and restrictions on entry into Japan. As a result, operating revenue for the segment increased 62.7% year on year, to ¥70,800 million, with an operating loss of ¥4,119 million for the segment (compared with operating loss of ¥16,736 million in the same period of the previous fiscal year).

## (2) Overview of Financial Position

Total assets increased ¥134,829 million from the end of the previous fiscal year to ¥2,614,012 million at the end of the fiscal year under review, primarily due to the acquisition of property, plant and equipment at the Company and its consolidated subsidiary, Tokyu Railways.

Liabilities increased ¥108,399 million year on year, to ¥1,834,639 million, largely because of growth in interest-bearing debt(\*) of ¥91,762 million, to ¥1,287,519 million.

Net assets rose ¥26,430 million from the end of the previous fiscal year to ¥779,372 million. This was primarily attributable to the posting of profit attributable to owners of parent.

\* Interest-bearing debt: the sum of debt, corporate bonds, and commercial papers

## (3) Overview of Cash Flows

Net cash provided by operating activities reached ¥95,404 million after adjustments of depreciation and amortization of ¥82,973 million and income taxes paid of ¥18,858 million for profit before income taxes of ¥41,385 million. Net cash provided by operating activities increased ¥9,826 million compared to the previous fiscal year, mainly due to an increase in profit before income taxes.

Net cash used in investing activities totaled ¥154,431 million, which was mainly attributable to payments for purchases of property, plant and equipment and intangible assets of ¥152,345 million. Net cash used in investing activities increased ¥75,620 million compared to the previous fiscal year owing to factors including an increase in payments for purchases of property, plant and equipment and intangible assets.

Net cash provided by financing activities was ¥74,608 million, mainly due to procurement of funds on account of debt and the issuance of bonds.

As a result, cash and cash equivalents stood at ¥68,516 million at the end of the fiscal year under review, up ¥16,880 million from the end of the previous fiscal year.

#### **(4) Outlook**

Consolidated financial forecasts for the fiscal year ending March 31, 2024 include operating revenue of ¥1,030,600 million (up 10.7% year on year) and operating profit of ¥70,000 million (up 56.9% year on year). This is in line with expectations for a continued recovery in the number of customers in the Transportation Business and the Hotel and Resort Business as domestic economic activities normalize, as well as on account of revisions to passenger fares at Tokyu Railways, despite ongoing uncertainties such as soaring energy prices and the risk of interest rate hikes. Ordinary profit is expected to be ¥70,200 million (up 48.2% year on year) and profit attributable to owners of parent is projected to be ¥40,000 million (up 53.9% year on year).

For details of the financial forecasts, please refer to the separate Summary of Results for FY2022 released today.

- \* The forecast results presented above are based on information available as of the date of this announcement and assumptions considered reasonable. Actual results may differ materially from forecasts depending on a number of factors.

#### **2. Basic Concept Concerning the Selection of Accounting Standards**

The Tokyu Group applies Japanese accounting standards, taking into consideration the period comparability of its consolidated financial statements and comparability with other companies.

We will appropriately respond to the application of the International Financial Reporting Standards (IFRS), considering various circumstances in Japan and overseas.



## 3. Consolidated Financial Statements and Primary Notes

## (1) Consolidated Balance Sheet (Unaudited)

Millions of yen

	As of March 31, 2022	As of March 31, 2023
<b>Assets</b>		
<b>Current Assets</b>		
Cash and deposits	¥ 52,275	¥ 69,342
Trade notes and accounts receivable	146,286	160,746
Contract assets	7,316	12,566
Merchandise and products	10,548	9,140
Land and buildings for sale	77,352	109,622
Work in progress	3,223	3,113
Raw materials and supplies	8,580	8,789
Other current assets	48,825	50,562
Allowance for doubtful accounts	(1,388)	(1,584)
Total current assets	353,019	422,300
<b>Non-current Assets</b>		
Property, plant and equipment		
Buildings and structures, net	830,275	812,185
Rolling stock and machinery, net	82,300	81,853
Land	700,592	723,020
Construction in progress	150,684	190,205
Others, net	23,711	23,429
Total property, plant and equipment	1,787,563	1,830,693
Intangible assets	35,617	38,674
Investments and other assets		
Investment securities	204,855	226,392
Net defined benefit asset	9,327	10,382
Deferred tax assets	22,538	20,071
Other assets	66,561	65,598
Allowance for doubtful accounts	(300)	(100)
Total investments and other assets	302,982	322,344
Total non-current assets	2,126,163	2,191,712
<b>Total Assets</b>	¥ 2,479,182	¥ 2,614,012

Millions of yen

	As of March 31, 2022	As of March 31, 2023
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade notes and accounts payable	¥ 88,029	¥ 100,887
Short-term borrowings	384,876	423,036
Commercial papers	–	30,000
Current portion of bonds payable	10,000	25,000
Income taxes payable	13,497	5,832
Contract liabilities	39,401	43,148
Provision for bonuses	10,875	11,502
Advances received	18,979	10,159
Other current liabilities	102,662	119,489
Total current liabilities	668,321	769,056
<b>Long-Term Liabilities</b>		
Bonds payable	300,000	320,000
Long-term borrowings	500,880	489,483
Deferred tax liabilities	14,734	15,336
Deferred tax liabilities from land revaluation	4,881	4,881
Allowance for loss on redemption of gift certificates	1,865	1,929
Liabilities for retirement benefit	43,122	42,760
Long-term guarantee deposits received	134,918	137,754
Other long-term liabilities	49,986	48,417
Total long-term liabilities	1,050,388	1,060,563
<b>Special Legal Reserves</b>		
Urban railways improvement reserve	7,530	5,020
<b>Total Liabilities</b>	1,726,240	1,834,639
<b>Net Assets</b>		
<b>Shareholders' Equity:</b>		
Common stock	121,724	121,724
Capital surplus	133,683	123,329
Retained earnings	454,484	471,348
Treasury stock	(39,614)	(17,329)
Total shareholders' equity	670,278	699,074
<b>Accumulated Other Comprehensive Income</b>		
Net unrealized gains (losses) on investment securities	16,762	15,698
Deferred gains (losses) on hedges	89	1,151
Land revaluation reserve	5,229	5,196
Foreign currency translation adjustment	7,017	13,968
Remeasurements of defined benefit plans	3,589	5,531
Total accumulated other comprehensive income	32,689	41,546
<b>Non-Controlling Interests</b>	49,974	38,751
<b>Total Net Assets</b>	752,942	779,372
<b>Total Liabilities and Net Assets</b>	¥ 2,479,182	¥ 2,614,012

**(2) Consolidated Statement of Income and Consolidated Statement of Comprehensive Income (Unaudited)****(Consolidated Statement of Income)**

Millions of yen

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
<b>Operating Revenue</b>	¥ 879,112	¥ 931,293
Operating expenses		
Operating expenses and cost of sales related to transportation	639,344	668,869
Selling, general and administrative expenses	208,223	217,819
Total operating expenses	847,568	886,689
<b>Operating Profit (Loss)</b>	31,544	44,603
Non-operating profit		
Interest income	313	415
Dividend income	948	1,057
Share of profit of entities accounted for using equity method	5,091	9,382
Other non-operating profit	10,940	6,297
Total non-operating profit	17,294	17,153
Non-operating expenses		
Interest expenses	8,361	8,493
Other non-operating expenses	5,478	5,894
Total non-operating expenses	13,840	14,387
<b>Ordinary Profit (Loss)</b>	34,998	47,369
Extraordinary gains		
Gains on sale of property, plant and equipment	14,473	399
Subsidies received for construction	1,374	5,672
Gain on reversal of urban railways improvement reserve	2,510	2,510
Gain on sale of investment securities	1,162	1,489
Gain on sale of transferable development air rights	2,800	-
Other	1,169	649
Total extraordinary gains	23,489	10,720
Extraordinary losses		
Tax purpose reduction entry of land contribution for construction	1,193	4,302
Loss on retirement of property, plant and equipment	2,268	889
Impairment losses	25,129	6,544
Extra retirement payments	44	2,893
Other	2,820	2,074
Total extraordinary losses	31,455	16,704
<b>Profit before Income Taxes</b>	27,032	41,385
Income taxes – current	16,600	12,325
Income taxes – deferred	228	1,999
Total income taxes	16,829	14,324
<b>Profit</b>	10,203	27,061
Profit attributable to non-controlling interests	1,420	1,065
Profit attributable to owners of parent	¥ 8,782	¥ 25,995

**(Consolidated Statement of Comprehensive Income)**

Millions of yen

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
<b>Profit</b>	¥ 10,203	¥ 27,061
Other comprehensive income		
Net unrealized gains (losses) on investment securities	(3,005)	(396)
Deferred gains (losses) on hedges	-	(0)
Foreign currency translation adjustment	5,704	5,563
Remeasurements of defined benefit plans, net of tax	4,930	1,893
Share of other comprehensive income of entities accounted for using equity method	2,121	3,984
Total other comprehensive income	9,751	11,045
<b>Comprehensive Income</b>	¥ 19,955	¥ 38,106
Total comprehensive income attributable to:		
Comprehensive income attributable to owners of parent	¥ 16,456	¥ 34,885
Comprehensive income attributable to non-controlling interests	¥ 3,499	¥ 3,220

**(3) Consolidated Statement of Changes in Net Assets (Unaudited)**

For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)

Millions of yen

	Shareholders' equity				
	Common stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Balance at the beginning of the year	¥ 121,724	¥ 134,095	¥ 455,201	¥ (37,153)	¥ 673,868
Cumulative effects of changes in accounting policies			(5,409)		(5,409)
Restated balance as of the beginning of the year	121,724	134,095	449,792	(37,153)	668,458
Changes during the year					
Cash dividends paid			(7,561)		(7,561)
Profit attributable to owners of parent for the year			8,782		8,782
Reversal of revaluation reserve for land			3,470		3,470
Purchases of treasury stock				(4,521)	(4,521)
Disposal of treasury stock		(170)		2,059	1,889
Changes in ownership interests in subsidiaries that do not result in change in control in ownership interest in subsidiaries		(240)			(240)
Change in scope of equity method					-
Other					-
Changes other than those to shareholders' equity, net					
Total changes during the year	-	(411)	4,691	(2,461)	1,819
Balance at the end of the year	¥ 121,724	¥ 133,683	¥ 454,484	¥ (39,614)	¥ 670,278

	Accumulated other comprehensive income						Non-controlling interests	Total net assets
	Net unrealized gains (losses) on investment securities	Deferred gains (losses) on hedges	Land revaluation reserve	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income		
Balance at the beginning of the year	¥ 20,509	¥ (75)	¥ 8,700	¥ 895	¥ (1,542)	¥ 28,486	¥ 50,183	¥ 752,538
Cumulative effects of changes in accounting policies								(5,409)
Restated balance as of the beginning of the year	20,509	(75)	8,700	895	(1,542)	28,486	50,183	747,129
Changes during the year								
Cash dividends paid								(7,561)
Profit attributable to owners of parent for the year								8,782
Reversal of revaluation reserve for land								3,470
Purchases of treasury stock								(4,521)
Disposal of treasury stock								1,889
Changes in ownership interests in subsidiaries that do not result in change in control in ownership interest in subsidiaries								(240)
Change in scope of equity method								-
Other								-
Changes other than those to shareholders' equity, net	(3,747)	165	(3,470)	6,122	5,132	4,202	(209)	3,993
Total changes during the year	(3,747)	165	(3,470)	6,122	5,132	4,202	(209)	5,812
Balance at the end of the year	¥ 16,762	¥ 89	¥ 5,229	¥ 7,017	¥ 3,589	¥ 32,689	¥ 49,974	¥ 752,942

For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)

Millions of yen

	Shareholders' equity				
	Common stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Balance at the beginning of the year	¥ 121,724	¥ 133,683	¥ 454,484	¥ (39,614)	¥ 670,278
Cumulative effects of changes in accounting policies					-
Restated balance as of the beginning of the year	121,724	133,683	454,484	(39,614)	670,278
Changes during the year					
Cash dividends paid			(9,076)		(9,076)
Profit attributable to owners of parent for the year			25,995		25,995
Reversal of revaluation reserve for land			32		32
Purchases of treasury stock				(132)	(132)
Disposal of treasury stock		(1,292)		22,423	21,130
Changes in ownership interests in subsidiaries that do not result in change in control in ownership interest in subsidiaries		(9,060)			(9,060)
Change in scope of equity method			(87)		(87)
Other		(0)		(5)	(6)
Changes other than those to shareholders' equity, net					
Total changes during the year	¥ -	¥ (10,354)	¥ 16,864	¥ 22,285	¥ 28,796
Balance at the end of the year	¥ 121,724	¥ 123,329	¥ 471,348	¥ (17,329)	¥ 699,074

	Accumulated other comprehensive income						Non-controlling interests	Total net assets
	Net unrealized gains (losses) on investment securities	Deferred gains (losses) on hedges	Land revaluation reserve	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income		
Balance at the beginning of the year	¥ 16,762	¥ 89	¥ 5,229	¥ 7,017	¥ 3,589	¥ 32,689	¥ 49,974	¥ 752,942
Cumulative effects of changes in accounting policies								-
Restated balance as of the beginning of the year	16,762	89	5,229	7,017	3,589	32,689	49,974	752,942
Changes during the year								
Cash dividends paid								(9,076)
Profit attributable to owners of parent for the year								25,995
Reversal of revaluation reserve for land								32
Purchases of treasury stock								(132)
Disposal of treasury stock								21,130
Changes in ownership interests in subsidiaries that do not result in change in control in ownership interest in subsidiaries								(9,060)
Change in scope of equity method								(87)
Other								(6)
Changes other than those to shareholders' equity, net	(1,064)	1,061	(32)	6,950	1,941	8,857	(11,223)	(2,365)
Total changes during the year	¥ (1,064)	¥ 1,061	¥ (32)	¥ 6,950	¥ 1,941	¥ 8,857	¥ (11,223)	¥ 26,430
Balance at the end of the year	¥ 15,698	¥ 1,151	¥ 5,196	¥ 13,968	¥ 5,531	¥ 41,546	¥ 38,751	¥ 779,372

## (4) Consolidated Statement of Cash Flows (Unaudited)

Millions of yen

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
<b>Cash Flows from Operating Activities</b>		
Profit before income taxes	¥ 27,032	¥ 41,385
Depreciation and amortization	84,191	82,973
Amortization of goodwill	-	7
Impairment losses	25,129	6,544
Gain on sale of transferable development air rights	(2,800)	-
Retirement benefit expenses	3,040	1,437
Increase (decrease) in urban railways improvement reserve	(2,510)	(2,510)
Subsidies received for construction	(1,374)	(5,672)
Tax purpose reduction entry of land contribution for construction	1,193	4,302
Loss (gain) on sale of property, plant and equipment	(14,270)	(364)
Loss on retirement of property, plant and equipment	8,804	7,183
Share of (profit) loss of entities accounted for using equity method	(5,091)	(9,382)
Loss (gain) on sale of investment securities	(1,094)	(1,489)
Decrease (increase) in trade notes and accounts receivable	(27,560)	(13,534)
Decrease (increase) in inventories	6,638	(28,893)
Decrease (increase) in contract assets	(1,097)	(5,250)
Increase (decrease) in trade notes and accounts payable	(8,440)	12,603
Increase (decrease) in contract liabilities	341	3,552
Increase (decrease) in advances received	(1,425)	661
Increase (decrease) in guarantee deposits received	(1,314)	2,823
Increase (decrease) in accrued consumption taxes	(6,494)	1,843
Increase (decrease) in other current liabilities	(2,242)	8,135
Interest and dividend income	(1,261)	(1,472)
Interest expenses	8,361	8,493
Other	10,786	5,028
Subtotal	98,543	118,404
Interest and dividends received	4,023	4,308
Interest paid	(8,366)	(8,450)
Income taxes (paid) refund	(8,622)	(18,858)
<b>Net Cash Provided by (Used in) Operating Activities</b>	<b>¥ 85,577</b>	<b>¥ 95,404</b>

Millions of yen

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
<b>Cash Flows from Investing Activities</b>		
Payments for purchases of property, plant and equipment and intangible assets	¥ (110,397)	¥ (152,345)
Proceeds from sale of property, plant and equipment	30,379	2,559
Payments for retirement of property, plant and equipment	(6,313)	(2,340)
Proceeds from sale of transferable development air rights	2,800	-
Payments for acquisition of investment securities	(4,089)	(2,866)
Proceeds from sale of investment securities	3,704	2,638
Purchase of shares of subsidiaries resulting in change in scope of consolidation	-	(8,950)
Proceeds from subsidies received for construction	5,432	6,211
Other	(327)	662
<b>Net Cash Provided by (Used in) Investing Activities</b>	<b>(78,810)</b>	<b>(154,431)</b>
<b>Cash Flows from Financing Activities</b>		
Increase (decrease) in short-term borrowings, net	(10,744)	37,607
Proceeds from long-term borrowings	59,594	29,970
Repayment of long-term borrowings	(66,011)	(41,890)
Proceeds from issuance of commercial papers	164,000	55,000
Redemption of commercial papers	(174,000)	(25,000)
Proceeds from bond issuance	39,762	44,716
Payments for redemption of bonds	-	(10,000)
Repayment of finance lease obligations	(4,488)	(2,377)
Purchase of treasury stock	(4,529)	(17)
Cash dividends paid	(7,561)	(9,076)
Proceeds from share issuance to non-controlling interests	1,578	1,553
Dividends paid to non-controlling interests	(562)	(1,168)
Proceeds from sale and leaseback transactions	341	-
Other	1,246	(4,706)
<b>Net Cash Provided by (Used in) Financing Activities</b>	<b>(1,374)</b>	<b>74,608</b>
<b>Effect of Exchange Rate Changes on Cash and Cash Equivalents</b>	<b>945</b>	<b>1,299</b>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>	<b>6,338</b>	<b>16,880</b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b>45,297</b>	<b>51,635</b>
<b>Cash and Cash Equivalents at End of Period</b>	<b>¥ 51,635</b>	<b>¥ 68,516</b>



**(5) Notes to Consolidated Financial Information (Unaudited)**

(Notes Regarding the Premise of a Going Concern)

No items to report.

(Changes in Accounting Policies)

Tokyu Corporation (the “Company”) and its consolidated subsidiaries (collectively, the “Group”) adopted the Implementation Guidance on Accounting Standard for Fair Value Measurement (Accounting Standards Board of Japan Guidance No. 31, June 17, 2021; hereinafter the “Fair Value Measurement Accounting Standard Implementation Guidance”) at the beginning of the fiscal year ended March 31, 2023. The Group will prospectively apply the new accounting policies prescribed in the Fair Value Measurement Accounting Standard Implementation Guidance in accordance with transitional measures stipulated in paragraph 27-2 of the Fair Value Measurement Accounting Standard Implementation Guidance. The application has no effect on consolidated financial information.

(Additional Information)

(Approach to Incorporating the Effects of the COVID-19 Pandemic when Making Accounting Estimates)

With regard to COVID-19, the Group does not expect any direct impact, such as from restrictions on activities, and assumes that the trend toward improvement will also continue for behavioral changes. The Group estimates future cash flows in the impairment accounting of non-current assets, collectability of deferred tax assets and the like based on those assumptions.

## (Segment Information)

## 1. Overview of reportable segments

Reportable 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.

The Group's reportable segments are four segments classified by type of service: Transportation, Real Estate, Life Service, and Hotel and Resort. The major lines of business in each reportable segment were as follows:

Transportation Business	Railway, bus, and airport operations
Real Estate Business	Sales, leasing, and management of real estate
Life Service Business	Department store operations, chain store operations, shopping center operations, CATV operations, advertising operations, and imaging operations
Hotel and Resort Business	Hotel operations and golf course operations

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

The profit figures stated in the reportable segments are based on operating profit (loss).

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 by reportable segments

For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)

Millions of yen

	Reportable segment				Total	Adjustments (Note 1)	Amount in consolidated financial information (Note 2)
	Transportation Business	Real Estate Business	Life Service Business	Hotel and Resort Business			
Operating revenue							
Outside customers	¥ 162,927	¥ 187,183	¥ 489,368	¥ 39,634	¥ 879,112	¥ -	¥ 879,112
Inter-segment internal revenues or transfers	3,630	36,080	13,379	3,889	56,978	(56,978)	-
Total	¥ 166,557	¥ 223,263	¥ 502,747	¥ 43,523	¥ 936,091	¥ (56,978)	¥ 879,112
Segment profit (loss)	(3,937)	45,230	6,600	(16,736)	31,157	386	31,544
Segment assets	740,413	1,076,651	425,471	100,359	2,342,895	136,286	2,479,182
Other items							
Depreciation and amortization	40,048	24,821	15,870	3,335	84,075	(109)	83,965
Amortization of goodwill	-	-	-	-	-	-	-
Investments in equity method affiliates	-	-	-	-	-	139,543	139,543
Increase in property, plant and equipment and intangible assets	49,246	35,038	32,559	2,029	118,873	(1,422)	117,451

## Notes

1. Adjustments are as follows.

- (1) An adjustment of ¥386 million in segment profit (loss) represents elimination of inter-segment transactions.
- (2) An adjustment of ¥136,286 million in segment assets consists of Company-wide assets of ¥248,874 million not allocated to reportable segments and elimination of inter-segment transactions of ¥(112,587) million.
- (3) An adjustment of ¥(109) million in depreciation and amortization represents elimination of inter-segment transactions.
- (4) An adjustment of ¥139,543 million in investments in equity method affiliates represents Company-wide assets not allocated to reportable segments.
- (5) An adjustment of ¥(1,422) million in increase in property, plant and equipment and intangible assets consists of Company-wide assets of ¥2,311 million not allocated to reportable segments and elimination of inter-segment transactions of ¥(3,734) million.

2. Segment profit (loss) is adjusted with the operating profit (loss) stated in the consolidated financial information.

For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)

Millions of yen

	Reportable segment				Total	Adjustments (Note 1)	Amount in consolidated financial information (Note 2)
	Transportation Business	Real Estate Business	Life Service Business	Hotel and Resort Business			
Operating revenue							
Outside customers	¥ 180,452	¥ 184,075	¥ 501,199	¥ 65,565	¥ 931,293	¥ —	¥ 931,293
Inter-segment internal revenues or transfers	3,601	36,345	16,025	5,235	61,207	(61,207)	—
Total	¥ 184,054	¥ 220,420	¥ 517,225	¥ 70,800	¥ 992,500	¥ (61,207)	¥ 931,293
Segment profit (loss)	8,538	28,844	11,078	(4,119)	44,342	261	44,603
Segment assets	734,538	1,170,029	468,459	109,226	2,482,253	131,758	2,614,012
Other items							
Depreciation and amortization	39,320	24,799	15,841	3,097	83,059	(91)	82,967
Amortization of goodwill	—	7	—	—	7	—	7
Investments in equity method affiliates	—	—	—	—	—	162,640	162,640
Increase in property, plant and equipment and intangible assets	44,876	82,708	21,949	10,110	159,645	(1,968)	157,677

## Notes

1. Adjustments are as follows.

- (1) An adjustment of ¥261 million in segment profit (loss) represents elimination of inter-segment transactions.
- (2) An adjustment of ¥131,758 million in segment assets consists of Company-wide assets of ¥260,414 million not allocated to reportable segments and elimination of inter-segment transactions of ¥(128,655) million.
- (3) An adjustment of ¥(91) million in depreciation and amortization represents elimination of inter-segment transactions.
- (4) An adjustment of ¥162,640 million in investments in equity method affiliates represents Company-wide assets not allocated to reportable segments.
- (5) An adjustment of ¥(1,968) million in increase in property, plant and equipment and intangible assets consists of Company-wide assets of ¥2,293 million not allocated to reportable segments and elimination of inter-segment transactions of ¥(4,261) million.

2. Segment profit (loss) is adjusted with the operating profit (loss) stated in the consolidated financial information.

## (Per Share Information)

(Yen)

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
Net assets per share	¥1,167.07	¥1,204.93
Profit per share	¥14.58	¥42.94

## Notes

1. Profit per share (diluted) is not stated as there are no shares with a dilutive effect.

2. The basis for the calculation of profit per share is as follows:

The "average number of shares of common stock outstanding during the year excludes shares in the Company held by the Employee Stock Ownership Plan (ESOP) Trust account and the Board Incentive Plan (BIP) Trust account.

	For the fiscal year ended March 31, 2022 (from April 1, 2021 to March 31, 2022)	For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)
Profit per share:		
Profit attributable to owners of parent (Millions of yen)	8,782	25,995
Amount not attributable to common stockholders (Millions of yen)	—	—
Profit attributable to common stockholders of the parent (Millions of yen)	8,782	25,995
Average number of shares of common stock outstanding during the year (Thousands of shares)	602,244	605,416

## (Subsequent Events)

No items to report.