

# Tokyu Corporation

## Consolidated Financial Statements

### First Half of the Fiscal Year

### Ending March 31, 2011

(April 1, 2010 – September 30, 2010)

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 First Half of the Fiscal Year Ending March 31, 2011**

**Tokyu Corporation**

November 10, 2010

Stock Code: 9005 Listed exchanges: Tokyo Stock Exchange first section  
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Scheduled quarterly report submission date: November 11, 2010 Telephone: 81-3-3477-6168  
 Scheduled day of commencing dividend payment: December 3, 2010  
 Supplementary documents for quarterly results: Yes  
 Quarterly results briefing: Yes  
 (for institutional investor and analysts): Yes

\* Amounts less than ¥1 million have been omitted.

**1. Consolidated Financial Results for the First Half of the Fiscal Year**  
**Ending March 31, 2011 (April 1, 2010 to September 30, 2010)**

1) Consolidated Operating Results (cumulative totals) *(Figures in percentages denote the year-on-year change.)*  
*Million yen*

	Six months ended September 30, 2010		Six months ended September 30, 2009	
		Change (%)		Change (%)
Operating revenue .....	590,977	(4.6)	619,688	(3.7)
Operating profit .....	41,290	81.5	22,753	(30.7)
Recurring profit .....	39,648	96.7	20,156	(31.2)
Net income .....	20,530	168.7	7,642	(34.1)
Net income per share (¥) .....	¥16.44		¥6.07	
Net income per share (diluted) (¥) .....	—		—	

2) Consolidated Financial Position

*Million yen*

	Six months ended September 30, 2010	As of March 31, 2010
	Total assets .....	1,960,368
Net assets .....	400,612	386,341
Equity ratio (%) .....	19.8%	19.0%
Net assets per share (¥) .....	¥309.81	¥298.77

Reference: Shareholders' equity: Six months ended September 30, 2010: ¥387,203 million; FY ended March 31, 2010: ¥373,017 million

**2. Dividends**

	FY ending March 31, 2011 (forecast)	FY ending March 31, 2011	FY ending March 31, 2010
Dividend per share – As of Jun. 30 (¥)		—	—
Dividend per share – As of Sep. 30 (¥)		3.00	3.00
Dividend per share – As of Dec. 31 (¥)	—		—
Dividend per share – end of term (¥) .....	3.00		3.00
Dividend per share – annual (¥) .....	6.00		6.00

Note: Revision in dividend forecasts for the quarters under review: No

**3. Consolidated Forecast for the Fiscal Year Ending March 31, 2011 (April 1, 2010 to March 31, 2011)**

*(Figures in percentages denote year-on-year changes.)*  
*Million yen*

	Full year	
		Change (%)
Operating revenue .....	1,157,200	(5.9)
Operating profit .....	50,500	(4.2)
Recurring profit .....	46,500	0.8
Net income .....	15,000	0.7
Net income per share (¥) .....	12.01	

Note: Revision in consolidated business performance forecasts for the quarters under review: Yes

**4. Others (For details, please refer to “Other Information” on page 5 of the accompanying materials.)**

(1) Any change in important subsidiaries during the year: No

New: -- company (company name: )

Eliminated: -- company (company name: )

(Note) Any changes in specific subsidiaries accompanied by a change in the scope of consolidation during the quarter under review

(2) Adoption of simplified accounting methods and special accounting treatment: Yes

(Note) Adoption of simplified accounting methods or accounting treatment specific to the preparation of quarterly consolidated financial statements

(3) Changes in accounting principles, procedures, presentation method, etc.

1) Changes associated with the revision of accounting principles, etc.: Yes

2) Change other than 1): No

(Note) Any changes in the principles and procedures and the presentation method of the accounting methods for the preparation of quarterly consolidated financial statements included in “Changes in the basis for preparing quarterly consolidated financial statements”

(4) Number of shares issued (common stock)

1) Number of shares issued at the end of the term (including treasury stock)

Six months ended September 30, 2010: 1,263,525,752 shares

FY ended March 31, 2010: 1,263,525,752 shares

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

Six months ended September 30, 2010: 13,709,680 shares

FY ended March 31, 2010: 14,996,031 shares

3) Average numbers of shares issued during the terms (quarterly consolidated accumulation periods)

Six months ended September 30, 2010: 1,249,130,274 shares

Six months ended September 30, 2009: 1,259,106,098 shares

(Note) The number of treasury stock includes 9,692,000 shares of the Company a group of shareholding employees had in an account in trust at the end of the first half of the consolidated fiscal year under review.

**\* Status of quarterly review**

This financial summary does not need to undergo a quarterly review under the Financial Instruments and Exchange Act. The quarterly consolidated financial statements have not been reviewed at the time of the announcement of this financial summary.

**\* Statement regarding the proper use of financial forecasts and other special remarks**

The forward-looking statements, such as results forecasts, included in this document are based on information available to the Company at the time of the announcement and assumptions considered reasonable. Actual results could differ materially, depending on a range of factors.

Please refer to (3) Qualitative Information on Forecast Consolidated Earnings on page 4 in the Accompanying Materials for more details about these forecasts.

(Reference) Summary of Non-Consolidated Forecast

**Non-Consolidated Forecast for the Fiscal Year Ending March 31, 2011  
(April 1, 2010 to March 31, 2011)**

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

*Million yen*

	Full year	
		Change (%)
Operating revenue .....	275,200	(2.7)
Operating profit .....	40,500	(12.0)
Recurring profit .....	31,600	(13.4)
Net income .....	22,000	288.1
Net income per share (¥) .....	¥17.58	

Note: Revision in non-consolidated business performance forecasts for the quarters under review: Yes

## ○ Accompanying Materials – Contents

1. Qualitative Information on Consolidated Financial Results, etc. for the First Half Ended September 30, 2010.....	Page 2
(1) Qualitative Information on Consolidated Financial Results.....	Page 2
(2) Qualitative Information on Consolidated Financial Position.....	Page 3
(3) Qualitative Information on Forecast Consolidated Earnings.....	Page 4
2. Other Information .....	Page 5
(1) Important Changes in Subsidiaries .....	Page 5
(2) Application of Simplified Accounting Treatment and Accounting Treatment Specific to the Preparation of Quarterly Consolidated Financial Statements .....	Page 5
(3) Changes in Accounting Principles, Procedures, Presentation Methods, etc.....	Page 5
3. Consolidated Financial Statements .....	Page 7
(1) Consolidated Balance Sheet.....	Page 7
(2) Consolidated Statement of Income .....	Page 9
(3) Consolidated Statement of Cash Flow.....	Page 10
(4) Notes Regarding the Premise of a Going Concern.....	Page 11
(5) Segment Information.....	Page 11
(6) Notes If There is a Considerable Change to Shareholders' Equity.....	Page 12
4. Supplementary Information (Reference) .....	Page 13
(1) Overview of Operating Results for the First Half of the Fiscal Year Ending March 31, 2011 ...	Page 13
1) Operating results.....	Page 13
2) Railway operations of the Company (passengers carried and revenue from fares) .....	Page 14
3) Capital expenditure and depreciation .....	Page 14
(2) Full-Year Results Forecast for the Fiscal Year Ending March 31, 2011.....	Page 14
1) Operating results.....	Page 14
2) Railway operations of the Company (passengers carried and revenue from fares) .....	Page 15
3) Capital expenditure and depreciation .....	Page 15
(3) Consolidated Statements of Income .....	Page 15
1) Consolidated financial results for the first half of the fiscal year ending March 31, 2011 (year-on-year comparison) .....	Page 16
2) Consolidated financial results for the first half of the fiscal year ending March 31, 2011 (compared with forecast as of May).....	Page 18
3) Consolidated financial forecast for the fiscal year ending March 31, 2011 (year-on-year comparison / compared with forecast as of May) .....	Page 20
(4) Summary of Non-Consolidated Financial Results .....	Page 22
1) Operating results.....	Page 22
2) Capital expenditure and depreciation .....	Page 22
(5) Full-Year Non-Consolidated Forecast for the Fiscal Year Ending March 31, 2011.....	Page 23
1) Operating results.....	Page 23
2) Capital expenditure and depreciation .....	Page 23

## 1. Qualitative Information on Consolidated Financial Results, etc. for the First Half Ended September 30, 2010

### (1) Qualitative Information on Consolidated Financial Results

While firmly focusing on reforming its income structure and other issues required to achieve sustainable growth in the future, the Company (including its subsidiaries) continued to engage actively in sales activities and initiatives to cut expenses.

Operating revenue for the first half under review stood at ¥590,977 million (down 4.6% year on year), with a rise in the Real Estate business offset by a decline in the Retail business associated with the transfer of Sapporo Tokyu Store, which had been carried out in the previous fiscal year, and other factors. Operating profit came to ¥41,290 million (rising 81.5%) with increases in all segments, including the Real Estate business. Recurring profit amounted to ¥39,648 million (up 96.7%). Net income was ¥20,530 million (an increase of 168.7%), reflecting the posting of a loss on the application of the accounting standard for asset retirement obligations and impairment losses under extraordinary losses.

Operating results by segment are as follows. They include inter-segment revenue or transfers where applicable.

Starting the consolidated first quarter of the fiscal year under review, the Company has adopted the Accounting Standard for Disclosures about Segments of an Enterprise and Related Information and the Guidance on Accounting Standard for Disclosures about Segments of an Enterprise and Related Information. Because reported segments categorized by the Company are identical to its previous business segments, the Company presented the year-on-year comparison of results by segment.

#### **Transportation**

In our railway operations, the number of non-commuters carried in the first half decreased 0.4% year on year, reflecting the effects of the opening of the JR Musashi Kosugi Station and other developments. However, the number of commuters carried rose 0.3%, attributable to the strengthening of the network and the growing population in areas along our lines. Overall, the number of passengers carried in the first half was roughly the same as the previous fiscal year.

Operating revenue stood at ¥93,815 million (down 5.1% from the previous year), attributable to causes including the impact of local bus service operations, which had been transferred in the previous year. However, operating profit came to ¥18,117 million (up 45.5%), with a decline in fixed asset disposal cost that resulted from expenditure posted for the extension of the Oimachi Line to the Mizonokuchi Station in the first half of the previous fiscal year.

#### **Real Estate**

In the Real Estate business, operating revenue amounted to ¥97,228 million (up 24.2% year on year), and operating profit reached ¥15,640 million (an increase of 84.7%), reflecting factors including strong sales condominiums in areas served by our railway lines achieved for the Company's real estate sales operations.

#### **Retail**

Operating revenue fell 10.4% from the previous year, to ¥256,767 million, mainly because of the transfer of Sapporo Tokyu Store at the previous year. Operating profit, however, rose 86.9%, to ¥4,147 million, primarily reflecting the controlling of expenses and a decline in the amortization of goodwill.

## **Leisure and Services**

In our Leisure and Services operations, operating revenue came to ¥76,731 million (down 3.4% year on year), due primarily to sluggish sales of materials for sales promotion that continued at Tokyu Agency Inc., an advertising business operator. However, operating profit totaled ¥1,969 million (up 214.4%), thanks to reduced expenses and other factors.

## **Hotels**

In the Hotels business, operating revenue totaled ¥41,963 million (down 3.6% year on year), in spite of a significant recovery in operating rates reported by Tokyu Hotels. The result reflected declined income from accommodation units due to lower per-customer room costs and smaller revenue posted by the restaurant division. However, operating profit of ¥355 million (compared with an operating loss of ¥1,139 million posted in the first half of the previous fiscal year) was achieved through cost-cutting and other initiatives.

## **Other businesses**

Operating revenue totaled ¥59,307 million (down 16.7% year on year), mainly reflecting a decline in sales of rolling stock from Tokyu Car Corporation. However, operating profit reached ¥872 million (compared with an operating loss of ¥34 million for the previous year), largely because of an improvement in the cost rate.

## (2) Qualitative Information on Consolidated Financial Position

### **Total assets, total liabilities and net assets in the first half under review are as follows:**

Total assets at the end of the first half under review declined ¥5,425 million from the end of the previous fiscal year, to ¥1,960,368 million. The decline was mainly attributable to falls in cash and deposits, and trade notes and accounts receivable, offsetting an increase in tangible fixed assets that resulted from the Company's capital expenditure.

Total liabilities at the end of the first half under review decreased ¥19,696 million from the end of the previous fiscal year, to ¥1,559,756 million. The fall primarily reflected a ¥10,983 million decline in interest-bearing debt\*, to ¥1,031,690 million, and a drop in notes and accounts payable as a result of their repayments.

Net assets at the end of the first half under review rose ¥14,270 million from the end of the previous fiscal year, to ¥400,612 million, as a result of the subtraction of dividends paid and other outlays from net income.

\* Interest-bearing debt: the sum of debt and bonds

### **Cash flows in the first six quarters under review are as follows:**

Net cash provided by operating activities was ¥54,953 million, reflecting income before income taxes of ¥32,997 million, depreciation and amortization of ¥33,722 million, and a fall in trade payables of ¥20,805 million, among other factors. Compared with a year ago, cash provided fell ¥5,874 million, attributable to a year-on-year decrease in inventories.

Net cash used in investing activities was ¥52,246 million, mainly reflecting payments of ¥58,903 million for fixed asset purchases. Compared with a year ago, the cash used declined ¥15,581 million, attributable to a

decrease in the Company's payments for fixed asset purchases.

Net cash used in financing activities was ¥15,383 million, reflecting progresses achieved in debt repayment and other activities.

### (3) Qualitative Information on Forecast Consolidated Earnings

With regard to forecast consolidated earnings, the Company released a "Notice Concerning the Revision of Forecast Consolidated Earnings" today (November 10, 2010).

At the time it released its previous forecast consolidated earnings (May 14, 2010), the Company forecast operating revenue of ¥1,171,000 million, operating profit of ¥46,500 million, recurring profit of ¥40,500 million and net income of ¥11,500 million for the fiscal year ending March 2011. With the latest revision, the Company lowered the forecast consolidated operating revenue for the fiscal year by ¥13,800 million, to ¥1,157,200 million. However, the Company increased the forecast consolidated operating profit by ¥4,000 million, to ¥50,500 million, anticipating a sales margin rise in the Real Estate business and further cost cutting in Transportation, Retail, and other businesses. In addition, the Company now expects consolidated recurring profit to be ¥6,000 million higher than the previous forecast, at ¥46,500 million, and consolidated net income to increase ¥3,500 million, to ¥15,000 million, based on contributions from larger investment gains from equity method affiliates and smaller interest expenses.

For detailed segment information, please refer to "3) Consolidated financial forecast for the fiscal year ending March 31, 2011 (year-on-year comparison / compared with forecast as of May)" on page 20.

\* The forecasts presented above were prepared on the basis of information available at the time this summary was released. Actual financial results may differ materially from these forecasts, depending on various factors that arise in the future.



## 2. Other Information

### (1) Important Changes in Subsidiaries

Not applicable

### (2) Application of Simplified Accounting Treatment and Accounting Treatment Specific to the Preparation of Quarterly Consolidated Financial Statements:

#### 1. Application of simplified accounting treatment

##### **Basis for calculating income taxes, deferred tax assets, and deferred tax liabilities**

In calculating the payment of income taxes for certain consolidated subsidiaries, taxable addition or subtraction and tax deduction items are limited to significant items.

The earnings forecast and tax planning used in the previous fiscal year are used to judge the collectability of deferred tax assets in cases when no significant changes have apparently taken place in the management environment or in the status of the occurrence of temporary differences since the end of the previous consolidated fiscal year. If any significant changes in the management environment or in the status of the occurrence of temporary differences have apparently taken place since the end of the previous consolidated fiscal year, the earnings forecast and tax planning used in the previous fiscal year are used to judge the collectability of deferred tax assets by taking into account the impact of the relevant significant changes.

#### 2. Application of accounting treatment specific to the preparation of quarterly consolidated financial statements:

Not applicable.

### (3) Changes in Accounting Principles, Procedures, Presentation Methods, etc.

#### **Changes in items associated with accounting standards**

##### 1. Application of the Accounting Standards for Asset Retirement Obligations

The Accounting Standards for Asset Retirement Obligations (Accounting Standards Board of Japan (ASBJ) Statement No. 18 on March 31, 2008) and the Guidance on Accounting Standards for Asset Retirement Obligations (ASBJ Guidance No. 21 on March 31, 2008) were applied from the first quarter of this fiscal year.

As a result of their application, operating profit for the first half under review fell ¥50 million, recurring profit decreased ¥323 million, and income before income taxes declined ¥3,546 million. The amount of change in asset retirement obligations due to their application was ¥3,945 million.

##### 2. Application of the Accounting Standard for Equity Method of Accounting for Investments and the Practical Solution on Unification of Accounting Policies Applied to Associates Accounted for Using the Equity Method

The Accounting Standard for Equity Method of Accounting for Investments (Standards Board of Japan (ASBJ) Statement No. 16 on March 10, 2008) and the Practical Solution on Unification of Accounting Policies Applied to Associates Accounted for Using the Equity Method (Practical Issues Task Force (PITF) No. 24 on March 10, 2008) were applied from the first quarter of this fiscal year. Accordingly, the Company made the necessary revisions to its consolidated financial results.

As a result of the applications, as a prior period adjustment, retained income at the beginning of the year fell

¥315 million. Recurring profit and income before income taxes for the first half under review also rose ¥33 million, respectively.

### 3. Application of the Accounting Standard for Business Combinations and Other Accounting Standards

The Accounting Standard for Business Combinations (ASBJ Statement No. 21 on December 26, 2008), Accounting Standard for Consolidated Financial Statements (ASBJ Statement No. 22 on December 26, 2008), partial amendments to Accounting Standard for Research and Development costs (ASBJ Statement No. 23 on December 26, 2008), Accounting Standard for Business Divestiture (ASBJ Statement No. 7 on December 26, 2008), Accounting Standard for Equity Method of Accounting for Investments (ASBJ Statement No. 16 on December 26, 2008) and Guidance on Accounting Standard for Business Combinations and Accounting Standards for business Divestiture (ASBJ Guidance No. 10 on December 26, 2008) were applied from the first quarter of this fiscal year.

### 3. Consolidated Financial Statements

#### (1) Consolidated Balance Sheet

Million yen

Item	As of September 30, 2010	Condensed consolidated balance sheets at end of previous fiscal year (March 31, 2010)
<b>Assets</b>		
<b>Current Assets</b>		
Cash and deposits	28,010	40,738
Trade notes & accounts receivable	111,630	121,699
Merchandise and products	18,520	18,882
Land and buildings for sale	55,130	57,534
Work in progress	26,238	23,833
Raw materials and supplies	7,878	7,908
Deferred tax assets	10,119	10,245
Others	23,200	29,310
Allowance for doubtful accounts	(1,146)	(1,099)
Total current assets	279,582	309,054
<b>Fixed Assets</b>		
Tangible fixed assets		
Buildings & structures (net)	629,820	597,780
Rolling stock & machinery (net)	60,246	60,487
Land	574,294	571,346
Construction in progress	138,413	143,563
Others (net)	18,083	18,104
Total tangible fixed assets	1,420,858	1,391,281
Intangible fixed assets	27,155	27,900
Investments & others		
Investment securities	109,157	109,515
Deferred tax assets	5,557	5,449
Others	120,195	124,786
Allowance for doubtful accounts	(2,137)	(2,194)
Total investments and others	232,771	237,557
Total fixed assets	1,680,785	1,656,739
<b>Total Assets</b>	<b>1,960,368</b>	<b>1,965,794</b>

Million yen

Item	As of September 30, 2010	Condensed consolidated balance sheets at end of previous fiscal year (March 31, 2010)
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade notes & accounts payable	93,173	114,568
Short-term debt	278,281	308,192
Current portion of corporate bonds	23,000	18,000
Accrued income taxes	14,395	7,700
Provision	17,270	16,080
Advances received	36,939	37,394
Others	113,359	104,406
Total current liabilities	576,420	606,342
<b>Long-Term Liabilities</b>		
Corporate bonds	217,800	207,800
Long-term debt	512,608	508,682
Reserve for employees' retirement benefits	29,597	29,423
Other provisions	2,727	3,330
Long-term deposits from tenants and club members	110,397	111,058
Deferred tax liabilities	39,881	42,791
Deferred tax liabilities from revaluation	11,254	11,254
Negative goodwill	7,668	8,646
Others	29,032	28,090
Total long-term liabilities	960,969	951,076
<b>Special Legal Reserves</b>		
Urban railways improvement reserve	22,366	22,033
Total special legal reserves	22,366	22,033
<b>Total Liabilities</b>	1,559,756	1,579,452
<b>Net Assets</b>		
<b>Shareholders' Equity</b>		
Common stock	121,724	121,724
Capital surplus	140,710	140,806
Retained income	128,919	112,169
Treasury stock	(6,171)	(6,711)
Total shareholders' equity	385,184	367,988
<b>Valuation, Translation and Other</b>		
Net unrealized gains (losses) on investment securities, net of taxes	(2,270)	(191)
Net unrealized gains (losses) on hedging instruments, net of taxes	(46)	(81)
Land revaluation reserve	9,043	9,329
Foreign currency translation adjustment account	(4,708)	(4,027)
Total valuation, translation and others	2,018	5,028
<b>Minority Interests</b>	13,408	13,324
<b>Total Net Assets</b>	400,612	386,341
<b>Total Liabilities and Net Assets</b>	1,960,368	1,965,794

## (2) Consolidated Statement of Income

Million yen

Item	April 1, 2010 to September 30, 2010	April 1, 2009 to September 30, 2009
<b>Operating Revenue</b>	590,977	619,688
Cost of operating revenue		
Operating expenses & cost of sales (Transportation etc.)	446,484	481,464
SG&A expenses	103,202	115,470
Total cost of operating revenue	549,687	596,935
<b>Operating Profit</b>	41,290	22,753
Non-operating profit		
Interest income	120	307
Dividend income	564	651
Investment gains from equity method	2,219	2,174
Amortization of negative goodwill	1,728	1,934
Others	2,956	2,479
Total non-operating profit	7,589	7,547
Non-operating expenses		
Interest expenses	8,221	8,687
Others	1,009	1,456
Total non-operating expenses	9,231	10,144
<b>Recurring Profit</b>	39,648	20,156
Extraordinary gains		
Gain on sales of fixed assets	1,061	–
Subsidies received for construction	935	276
Gain on reversal of urban railways improvement reserve	946	946
Compensation income	–	1,535
Others	778	898
Total extraordinary gains	3,722	3,657
Extraordinary losses		
Loss on reduction of subsidies received for construction	572	264
Transfer to urban railways improvement reserve	1,279	1,285
Impairment loss	2,093	–
Loss on adjustment for changes of accounting standard for asset retirement obligations	3,222	–
Others	3,205	2,781
Total extraordinary losses	10,373	4,331
<b>Income before Income Taxes and Minority Interests</b>	32,997	19,481
Corporate income taxes	11,846	11,440
Income before minority interests	21,150	–
Minority interest in earnings of consolidated subsidiaries	619	399
<b>Net Income</b>	20,530	7,642

## (3) Consolidated Statement of Cash Flow

Million yen

Item	April 1, 2010 to September 30, 2010	April 1, 2009 to September 30, 2009
<b>Cash flows from operating activities</b>		
Income before income taxes	32,997	19,481
Depreciation and amortization	33,722	33,528
Amortization of goodwill and negative goodwill	(861)	1,513
Loss on adjustment for changes of accounting standard for asset retirement obligations	3,222	–
Increase (decrease) in urban railways improvement reserve	332	338
Subsidies received for construction	(935)	(276)
Reduction in subsidies received for construction	572	264
Loss on disposal of fixed assets	3,228	8,187
Investment (gain) loss from equity method	(2,219)	(2,174)
Decrease (increase) in accounts receivable	9,594	12,930
Decrease (increase) in inventories	227	15,238
Increase (decrease) in trade payables	(20,805)	(27,525)
Interest and dividend income	(684)	(958)
Interest payable	8,221	8,687
Others	1,756	10,175
Subtotal	68,369	79,411
Interest and dividends received	1,241	1,392
Interest paid	(8,233)	(8,339)
Income taxes paid	(6,424)	(11,636)
<b>Net cash provided by operating activities</b>	<b>54,953</b>	<b>60,827</b>
<b>Cash flows from investing activities</b>		
Payments for purchases of fixed assets	(58,903)	(67,366)
Proceeds from sale of fixed assets	5,481	1,089
Payments for acquisition of investment securities	(1,248)	(13,560)
Proceeds from redemption of investment securities	–	8,000
Proceeds from subsidies received for construction	3,940	3,775
Others	(1,516)	233
<b>Net cash used in investing activities</b>	<b>(52,246)</b>	<b>(67,828)</b>
<b>Cash flows from financing activities</b>		
Increase (decrease) in short-term debt, net	13,040	(4,445)
Proceeds from long-term debt	45,199	60,763
Repayment of long-term debt	(83,574)	(41,118)
Increase (decrease) in commercial papers	–	(20,000)
Proceeds from bond issue	29,836	50,795
Payments for redemption of bonds	(15,000)	(36,000)
Dividends paid	(3,750)	(3,785)
Others	(1,133)	(1,408)
<b>Net cash provided by financing activities</b>	<b>(15,383)</b>	<b>4,802</b>
<b>Effect of exchange rate changes on cash and cash equivalents</b>	<b>(27)</b>	<b>157</b>
<b>Increase (decrease) in cash and cash equivalents</b>	<b>(12,704)</b>	<b>(2,040)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>39,780</b>	<b>41,988</b>
<b>Cash and cash equivalents at end of period</b>	<b>27,076</b>	<b>39,947</b>

(4) Notes Regarding the Premise of a Going Concern

Not applicable.

(5) Segment Information

**Segment information by business**

Previous first half (April 1, 2009 to September 30, 2009)

*Million yen*

	Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other	Total	Elimination/ Headquarters	Consolidated
Operating revenue/ Operating profit									
Operating revenue									
(1) Outside customers	98,417	65,389	285,133	71,242	43,271	56,234	619,688	–	619,688
(2) Inter-segment internal revenues or transfers	470	12,863	1,302	8,214	279	14,990	38,121	[38,121]	–
Total	98,887	78,252	286,436	79,456	43,551	71,225	657,810	[38,121]	619,688
Segment profit (loss)	12,447	8,466	2,219	626	(1,139)	(34)	22,584	168	22,753

Notes

1. Operating segments

Operating segments are based on Standard Industrial Classifications in Japan and are designed to reflect the diversified nature of the Company's business accurately and in detail.

2. Description of operating segments

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

**Geographical segment information**

Previous first half (April 1, 2009 to September 30, 2009)

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

**Overseas sales**

Previous first half (April 1, 2009 to September 30, 2009)

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

## Segment information

### 1. Overview of reported segments

The reported segments of the Tokyu Corporation Group (the Company and its consolidated subsidiaries) are those units for which separate financial information can be obtained among the constituent units of the Group and for which the Board of Directors of the Company regularly conduct examinations to determine the allocation of resources and assess performance.

The Tokyu Corporation Group is engaged in a wide range of businesses that are closely connected to the daily life of customers, mainly in areas served by Tokyu's railway lines.

Therefore, the Group comprises segments by services. It has six reported segments: Transportation, Real Estate, Retail, Leisure and Services, Hotel, and Other. The main businesses of each reported segment are as follows:

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

### 2. Information on operating revenue and operating profits or losses by reported segment

April 1, 2010 to September 30, 2010

Million yen

	Reported segments						Total	Adjustment (Note 1)	Consolidated (Note 2)
	Transportation	Real Estate	Retail	Leisure and Services	Hotel	Other			
Operating revenue									
(1) Outside customers	92,572	84,860	255,477	69,385	41,696	46,985	590,977	–	590,977
(2) Inter-segment internal revenues or transfers	1,243	12,367	1,290	7,345	266	12,321	34,836	(34,836)	–
Total	93,815	97,228	256,767	76,731	41,963	59,307	625,813	(34,836)	590,977
Segment profit	18,117	15,640	4,147	1,969	355	872	41,103	187	41,290

#### Notes

1. An adjustment of ¥187 million in segment profit mainly represents the deduction of intersegment transactions.
2. Segment profit has been adjusted with operating profit recorded in the consolidated quarterly statements of income.

#### (Additional Information)

The Accounting Standard for Disclosures about Segments of an Enterprise and Related Information (ASBJ Statement No. 17 on March 27, 2009) and the Guidance on Accounting Standard for Disclosures about Segments of an Enterprise and Related Information (ASBJ Guidance No. 20 on March 21, 2008) were applied from the first quarter of this fiscal year.

#### (6) Notes If There is a Considerable Change to Shareholders' Equity

Not applicable.



#### 4. Supplementary Information (Reference)

##### (1) Overview of Operating Results for the First Half of the fiscal Year Ending March 31, 2011

###### 1) Operating results

Results for the first half of the fiscal year ending March 2011

	April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year		Forecast as of May (First half) Billion yen	Comparison with the forecast in May	
			Amount Billion yen	Rate (%)		Amount Billion yen	Rate (%)
Operating revenue	590.9	619.6	(28.7)	(4.6)	589.6	1.3	0.2
Operating profit	41.2	22.7	18.5	81.5	27.5	13.7	50.1
Recurring profit	39.6	20.1	19.4	96.7	22.5	17.1	76.2
Net income	20.5	7.6	12.8	168.7	7.5	13.0	173.7

###### ■ Year-on-year comparison

**(A) Operating revenue** 590.9 billion yen (year-on-year comparison -28.7 billion yen)

- The Company's real estate sales operations achieved revenue growth with increased sales for Futako Tamagawa Rise and other developments, but Sapporo Tokyu Store's transfer from the Retail business in the previous fiscal year caused an overall decline in revenue..

**(B) Operating profit** 41.2 billion yen (year-on-year comparison 18.5 billion yen)

- Operating profit increased in all segments, thanks factors such as solid sales achieved by Futako Tamagawa Rise in the Company's real estate sales operations and smaller fixed asset disposal costs in the Company's railway operations.

**(C) Recurring profit** 39.6 billion yen (year-on-year comparison 19.4 billion yen)

- Recurring profit rose year on year, thanks to a decline in interest expenses in addition to an increase in operating profit.

**(D) Net income** 20.5 billion yen (year-on-year comparison 12.8 billion yen)

- A loss associated with the application of the accounting standard for asset retirement obligations was posted under extraordinary losses, but an increase in operating profit and other factors caused net income to rise substantially.

###### ■ Comparison with forecasts in May

- Operating revenue came to roughly the same level as the Company's forecast, as declining revenues for Hotel and Retail businesses offset the effects of early land sales in the Company's real estate sales operations.
- Operating profit rose in all segments, with contributions made by early land sales in the Company's real estate sales operations and cost cutting in diverse businesses.
- Recurring profit grew substantially, reflecting factors such as an increase in operating profit, a rise in investment gains from equity method affiliates, and a decline in interest expenses.
- Though smaller in size than the recurring profit growth, net income also rose significantly, attributable to causes that included a rise in extraordinary losses and an increase in income taxes.

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

Results for the first half of the fiscal year ending March 31, 2011

	Passengers carried				Revenue from fares			
	April 1, 2010 to September 30, 2010 (First half) Thousand persons	April 1, 2009 to September 30, 2009 (First half) Thousand persons	Year on year		April 1, 2010 to September 30, 2010 (First half) Million yen	April 1, 2009 to September 30, 2009 (First half) Million yen	Year on year	
			Amount Thousand persons	Rate (%)			Amount Million yen	Rate (%)
Total	542,032	541,912	120	0.0	64,941	65,238	(297)	(0.5)
Passengers without commutation tickets	220,097	221,037	(940)	(0.4)	35,874	36,128	(254)	(0.7)
Passengers with commutation tickets	321,935	320,875	1,060	0.3	29,067	29,110	(43)	(0.1)

3) Capital expenditure and depreciation

Results for the first half of the fiscal year ending March 31, 2011

	Capital expenditure				Depreciation			
	April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year		April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year	
			Amount Billion yen	Rate (%)			Amount Billion yen	Rate (%)
Transportation	19.0	28.0	(8.9)	(31.9)	18.1	18.6	(0.5)	(2.7)
Real estate	40.4	17.3	23.1	133.3	4.6	3.9	0.7	18.2
Retail	8.1	7.0	1.0	15.0	5.9	5.8	0.0	1.3
Leisure and services	2.9	2.1	0.8	37.8	2.2	2.2	(0.0)	(0.2)
Hotel	4.7	3.5	1.2	34.3	1.5	1.6	(0.0)	(4.3)
Other	0.6	1.4	(0.7)	(54.1)	1.2	1.2	(0.0)	(1.4)
Elimination/Headquarters	1.1	3.1	(2.0)	-	(0.0)	(0.0)	0.0	-
Total	77.1	62.7	14.4	23.1	33.7	33.5	0.1	0.6

(2) Full-Year Results Forecast for the fiscal Year Ending March 31, 2011

1) Operating results

	FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year		Forecast as of May Billion yen	Comparison with the forecast in May	
			Amount Billion yen	Rate (%)		Amount Billion yen	Rate (%)
Operating revenue	1,157.2	1,230.1	(72.9)	(5.9)	1,171.0	(13.8)	(1.2)
Operating profit	50.5	52.7	(2.2)	(4.2)	46.5	4.0	8.6
Recurring profit	46.5	46.1	0.3	0.8	40.5	6.0	14.8
Net income	15.0	14.8	0.1	0.7	11.5	3.5	30.4

■ Comparison with forecasts in May

- Operating revenue is predicted to decline for Hotel, Retail and other businesses given the uncertainty surrounding the future of the Japanese economy.
- Operating profit is expected to rise overall with a sales margin increase in the Real Estate business and additional cost cutting in various operations.
- Recurring profit is projected to grow with greater operating profit, larger investment gains from equity method affiliates, and a smaller interest expenses forecast.
- Although smaller than the anticipated recurring profit growth, net income is likely to rise with factors including an increase in income taxes.

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

	Passengers carried				Revenue from fares			
	FY11/3 (Forecast) Thousand persons	FY10/3 (Actual results) Thousand persons	Year on year		FY11/3 (Forecast) Million yen	FY10/3 (Actual results) Million yen	Year on year	
			Amount Thousand persons	Rate (%)			Amount Million yen	Rate (%)
Total	1,066,161	1,066,673	(512)	(0.0)	128,553	129,129	(576)	(0.4)
Passengers without commutation tickets	438,505	440,205	(1,700)	(0.4)	71,498	71,931	(433)	(0.6)
Passengers with commutation tickets	627,656	626,468	1,188	0.2	57,055	57,198	(143)	(0.3)

3) Capital expenditure and depreciation

	Capital expenditure				Depreciation			
	FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year		FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year	
			Amount Billion yen	Rate (%)			Amount Billion yen	Rate (%)
Transportation	56.2	59.8	(3.6)	(6.1)	37.5	38.8	(1.3)	(3.4)
Real estate	67.7	41.5	26.1	62.8	11.4	7.8	3.5	44.5
Retail	14.2	16.7	(2.5)	(15.1)	12.6	12.2	0.3	2.5
Leisure and services	6.7	4.2	2.4	56.6	3.9	4.5	(0.6)	(15.0)
Hotel	5.7	5.0	0.6	12.5	3.4	3.3	0.0	2.1
Other	5.0	2.6	2.3	91.6	2.6	2.5	0.0	2.6
Elimination/ Headquarters	2.0	3.9	(2.0)	-	-	0.0	(0.0)	-
Total	157.5	134.1	23.3	17.4	71.4	69.3	2.0	2.9

## (3) Consolidated Statements of Income

## 1) Consolidated financial results for the first half of the fiscal year ending March 31, 2011

(year-on-year comparison)

Item	April 1, 2010 to September 30, 2010 (First half)	April 1, 2009 to September 30, 2009 (First half)	Change		Major reasons
	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>	%	
<b>Operating profit and loss</b>					
Transportation Operating					
Operating revenue	93.8	98.8	(5.0)	(5.1)	– (Passengers carried (total): +0.0%) Railway operations of the Company: -0.7; Restructuring of local bus operations: -4.3
Operating expenses	75.6	86.4	(10.7)	(12.4)	
Operating profit	18.1	12.4	5.6	45.5	– (Cost of disposal of fixed assets: -5.2) Railway operations of the Company: +5.5; Restructuring of local bus operations: -0.4; Tokyu Bus: +0.6
Real estate					
Operating revenue	97.2	78.2	18.9	24.2	– Real estate sales: +21.0; Real estate leasing: -0.3
Operating expenses	81.5	69.7	11.8	16.9	
Operating profit	15.6	8.4	7.1	84.7	– Real estate sales: +7.1; Real estate leasing: -0.7
Retail					
Operating revenue	256.7	286.4	(29.6)	(10.4)	– Tokyu Store Chain: -29.1; Tokyu Department Store: -0.2
Operating expenses	252.6	284.2	(31.5)	(11.1)	
Operating profit	4.1	2.2	1.9	86.9	– Tokyu Store Chain: -0.4; Tokyu Department Store: +0.4; Decline in the amortization of goodwill: +2.4
Leisure and Services					
Operating revenue	76.7	79.4	(2.7)	(3.4)	– Tokyu Agency: -2.3
Operating expenses	74.7	78.8	(4.0)	(5.2)	
Operating profit	1.9	0.6	1.3	214.4	– Tokyu Agency: +0.9
Hotel					
Operating revenue	41.9	43.5	(1.5)	(3.6)	– Tokyu Hotels: -1.5
Operating expenses	41.6	44.6	(3.0)	(6.9)	
Operating profit	0.3	(1.1)	1.4	–	– Tokyu Hotels: +1.0
Other					
Operating revenue	59.3	71.2	(11.9)	(16.7)	– Tokyu Car Corporation: -6.1; Tokyu Geox: -4.4
Operating expenses	58.4	71.2	(12.8)	(18.0)	
Operating profit	0.8	(0.0)	0.9	–	– Tokyu Car Corporation: +0.9
Elimination/Headquarters					
Operating revenue	(34.8)	(38.1)	3.2	–	
Operating expenses	(35.0)	(38.2)	3.2	–	
Operating profit	0.1	0.1	0.0	–	
Consolidated					
Operating revenue	590.9	619.6	(28.7)	(4.6)	
Operating expenses	549.6	596.9	(47.2)	(7.9)	
Operating profit	41.2	22.7	18.5	81.5	

Item	April 1, 2010 to September 30, 2010 (First half)	April 1, 2009 to September 30, 2009 (First half)	Change		Major reasons
	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>	%	
<b>Non-operating profit and expenses</b>					
Non-operating profit	7.5	7.5	0.0	0.6	
Interest and dividends	0.6	0.9	(0.2)	(28.6)	
Investment gains from equity method	2.2	2.1	0.0	2.1	
Amortization of negative goodwill	1.7	1.9	(0.2)	(10.6)	
Other non-operating profit	2.9	2.4	0.4	19.2	
Non-operating expenses	9.2	10.1	(0.9)	(9.0)	
Interest expenses	8.2	8.6	(0.4)	(5.4)	
Other non-operating expenses	1.0	1.4	(0.4)	(30.7)	
Recurring profit	39.6	20.1	19.4	96.7	
<b>Extraordinary gains and losses</b>					
Extraordinary gains	3.7	3.6	0.0	1.8	
Subsidies received for construction	0.9	0.2	0.6	238.1	
Gain on reversal of urban railways improvement reserve	0.9	0.9	–	–	
Other extraordinary gains	1.8	2.4	(0.5)	(24.4)	
Extraordinary losses	10.3	4.3	6.0	139.5	
Reduction in subsidies received for construction	0.5	0.2	0.3	116.2	
Gain on reversal of urban railways improvement reserve	1.2	1.2	(0.0)	(0.5)	
Other extraordinary losses	8.5	2.7	5.7	206.4	– Loss on adjustment for changes of accounting standard for asset retirement obligations: +3.2
Net income before taxes and minority interests	32.9	19.4	13.5	69.4	
Corporate income taxes	11.8	11.4	0.4	3.6	
Net income before minority interests	21.1	–	–	–	
Minority interests	0.6	0.3	0.2	55.0	
Net income	20.5	7.6	12.8	168.7	

2) Consolidated financial results for the first half of the fiscal year ending March 31, 2011  
(compared with forecast as of May)

Item	April 1, 2010 to September 30, 2010 (First half)	Forecast as of May (First half)	Comparison with the forecast in May		Major reasons
	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>	%	
<b>Operating profit and loss</b>					
Transportation Operating					
Operating revenue	93.8	94.1	(0.2)	(0.3)	– (Passengers carried (total): -0.1%) Railway operations of the Company: -0.6; Tokyu Bus: +0.3
Operating expenses	75.6	77.4	(1.7)	(2.2)	
Operating profit	18.1	16.7	1.4	8.5	– Railway operations of the Company: +0.8; Tokyu Bus: +0.6
Real estate					
Operating revenue	97.2	94.0	3.2	3.4	– Real estate sales: +4.2
Operating expenses	81.5	85.8	(4.2)	(4.9)	
Operating profit	15.6	8.2	7.4	90.7	– Real estate sales: +6.3 Real estate leasing: +0.7
Retail					
Operating revenue	256.7	257.5	(0.7)	(0.3)	– Tokyu Store Chain: -1.8; Tokyu Department Store: +2.0 Shopping center operations: -0.8
Operating expenses	252.6	255.7	(3.0)	(1.2)	
Operating profit	4.1	1.8	2.3	130.4	– Tokyu Store Chain: +0.3; Tokyu Department Store: +0.4; Shopping center operations: +1.1
Leisure and Services					
Operating revenue	76.7	76.5	0.2	0.3	– Tokyu Agency: +0.9
Operating expenses	74.7	75.0	(0.2)	(0.3)	
Operating profit	1.9	1.5	0.4	31.3	– Tokyu Agency: +0.3
Hotel					
Operating revenue	41.9	43.8	(1.8)	(4.2)	– Tokyu Hotels: -1.7
Operating expenses	41.6	44.3	(2.6)	(6.1)	
Operating profit	0.3	(0.5)	0.8	–	– Tokyu Hotels: +0.7
Other					
Operating revenue	59.3	58.4	0.9	1.6	– Tokyu Car Corporation: -0.4; Tokyu Geox: +1.0
Operating expenses	58.4	58.6	(0.1)	(0.3)	
Operating profit	0.8	(0.2)	1.0	–	– Tokyu Car Corporation: +0.7
Elimination/Headquarters					
Operating revenue	(34.8)	(34.7)	(0.1)	–	
Operating expenses	(35.0)	(34.7)	(0.3)	–	
Operating profit	0.1	–	0.1	–	
Consolidated					
Operating revenue	590.9	589.6	1.3	0.2	
Operating expenses	549.6	562.1	(12.4)	(2.2)	
Operating profit	41.2	27.5	13.7	50.1	

Item	April 1, 2010 to September 30, 2010 (First half)	Forecast as of May (First half)	Comparison with the forecast in May		Major reasons
	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>	%	
<b>Non-operating profit and expenses</b>					
Non-operating profit	7.5	5.7	1.8	33.1	
Interest and dividends	0.6	0.7	(0.0)	(2.2)	
Investment gains from equity method	2.2	0.7	1.5	217.0	
Amortization of negative goodwill	1.7	1.7	0.0	1.7	
Other non-operating profit	2.9	2.6	0.3	13.7	
Non-operating expenses	9.2	10.7	(1.4)	(13.7)	
Interest expenses	8.2	9.0	(0.7)	(8.6)	
Other non-operating expenses	1.0	1.7	(0.6)	(40.6)	
Recurring profit	39.6	22.5	17.1	76.2	
<b>Extraordinary gains and losses</b>					
Extraordinary gains	3.7	1.5	2.2	148.2	
Subsidies received for construction	0.9	0.6	0.3	56.0	
Gain on reversal of urban railways improvement reserve	0.9	0.9	0.0	5.2	
Other extraordinary gains	1.8	–	1.8	–	
Extraordinary losses	10.3	7.6	2.7	36.5	
Reduction in subsidies received for construction	0.5	0.6	(0.0)	(4.6)	
Gain on reversal of urban railways improvement reserve	1.2	1.3	(0.0)	(1.6)	
Other extraordinary losses	8.5	5.7	2.8	49.5	
Net income before taxes and minority interests	32.9	16.4	16.5	101.2	
Corporate income taxes	11.8	8.5	3.3	39.4	
Net income before minority interests	21.1	7.9	13.2	167.7	
Minority interests	0.6	0.4	0.2	54.9	
Net income	20.5	7.5	13.0	173.7	

3) Consolidated financial forecast for the fiscal year ending March 31, 2011  
(year-on-year comparison / compared with forecast as of May)

Item	FY11/3 (Forecast)	FY10/3 (Actual result)	Change		Forecast as of May	Comparison with the forecast in May	
			Billion yen	%		Billion yen	%
<b>Operating profit and loss</b>	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>		<i>Billion yen</i>	<i>Billion yen</i>	
Transportation Operating							
Operating revenue	187.6	194.9	(7.3)	(3.8)	188.6	(1.0)	(0.5)
Operating expenses	160.7	171.7	(11.0)	(6.4)	162.6	(1.9)	(1.2)
Operating profit	26.9	23.2	3.6	15.8	26.0	0.9	3.5
Real estate							
Operating revenue	160.4	164.0	(3.6)	(2.2)	162.2	(1.8)	(1.1)
Operating expenses	146.5	141.1	5.3	3.8	150.6	(4.1)	(2.7)
Operating profit	13.9	22.8	(8.9)	(39.2)	11.6	2.3	19.8
Retail							
Operating revenue	517.2	557.9	(40.7)	(7.3)	518.9	(1.7)	(0.3)
Operating expenses	510.8	554.0	(43.2)	(7.8)	514.1	(3.3)	(0.6)
Operating profit	6.4	3.8	2.5	65.5	4.8	1.6	33.3
Leisure and Services							
Operating revenue	152.9	153.3	(0.4)	(0.3)	155.0	(2.1)	(1.4)
Operating expenses	150.2	151.8	(1.6)	(1.1)	152.1	(1.9)	(1.2)
Operating profit	2.7	1.4	1.2	84.8	2.9	(0.2)	(6.9)
Hotel							
Operating revenue	85.5	86.9	(1.4)	(1.7)	89.9	(4.4)	(4.9)
Operating expenses	86.7	88.4	(1.7)	(1.9)	90.8	(4.1)	(4.5)
Operating profit	(1.2)	(1.4)	0.2	–	(0.9)	(0.3)	–
Other							
Operating revenue	121.5	149.3	(27.8)	(18.7)	127.9	(6.4)	(5.0)
Operating expenses	119.6	146.7	(27.1)	(18.5)	125.8	(6.2)	(4.9)
Operating profit	1.9	2.6	(0.7)	(27.2)	2.1	(0.2)	(9.5)
Elimination/Headquarters							
Operating revenue	(67.9)	(76.5)	8.6	–	(71.5)	3.6	–
Operating expenses	(67.8)	(76.6)	8.8	–	(71.5)	3.7	–
Operating profit	(0.1)	0.1	(0.2)	–	–	(0.1)	–
Consolidated							
Operating revenue	1,157.2	1,230.1	(72.9)	(5.9)	1,171.0	(13.8)	(1.2)
Operating expenses	1,106.7	1,177.3	(70.6)	(6.0)	1,124.5	(17.8)	(1.6)
Operating profit	50.5	52.7	(2.2)	(4.2)	46.5	4.0	8.6



Item	FY11/3 (Forecast)	FY10/3 (Actual result)	Change		Forecast as of May	Comparison with the forecast in May	
	<i>Billion yen</i>	<i>Billion yen</i>	<i>Billion yen</i>	%	<i>Billion yen</i>	<i>Billion yen</i>	%
<b>Non-operating profit and expenses</b>							
Non-operating profit	15.4	13.9	1.4	10.5	14.5	0.9	6.2
Interest and dividends	1.3	1.8	(0.5)	(30.8)	1.4	(0.1)	(7.1)
Investment gains from equity method	4.9	3.5	1.3	39.0	3.9	1.0	25.6
Amortization of negative goodwill	3.5	3.8	(0.3)	(8.7)	3.5	–	–
Other non-operating profit	5.7	4.7	0.9	21.3	5.7	–	–
Non-operating expenses	19.4	20.5	(1.1)	(5.6)	20.5	(1.1)	(5.4)
Interest expenses	16.5	17.2	(0.7)	(4.3)	17.7	(1.2)	(6.8)
Other non-operating expenses	2.9	3.2	(0.3)	(12.0)	2.8	0.1	3.6
Recurring profit	46.5	46.1	0.3	0.8	40.5	6.0	14.8
<b>Extraordinary gains and losses</b>							
Extraordinary gains	6.5	24.0	(17.5)	(73.0)	3.5	3.0	85.7
Subsidies received for construction	1.8	0.7	1.0	130.3	1.4	0.4	28.6
Gain on reversal of urban railways improvement reserve	1.9	1.8	0.0	0.3	1.9	–	–
Other extraordinary gains	2.8	21.4	(18.6)	(86.9)	0.2	2.6	–
Extraordinary losses	23.0	27.4	(4.4)	(16.1)	20.0	3.0	15.0
Reduction in subsidies received for construction	1.6	0.7	0.8	109.1	1.5	0.1	6.7
Gain on reversal of urban railways improvement reserve	2.5	2.5	(0.0)	(1.7)	2.5	–	–
Other extraordinary losses	18.9	24.1	(5.2)	(21.6)	16.0	2.9	18.1
Net income before taxes and minority interests	30.0	42.8	(12.8)	(29.9)	24.0	6.0	25.0
Corporate income taxes	13.7	26.3	(12.6)	(47.9)	11.3	2.4	21.2
Net income before minority interests	16.3	–	–	–	12.7	3.6	28.3
Minority interests	1.3	1.6	(0.3)	(19.3)	1.2	0.1	8.3
Net income	15.0	14.8	0.1	0.7	11.5	3.5	30.4

(4) Summary of Non-Consolidated Financial Results

1) Operating results

Financial results for the first half of the fiscal year ending March 31, 2011

	April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year		Forecast as of May (First half) Billion yen	Comparison with the forecast in May	
			Amount Billion yen	Rate (%)		Amount Billion yen	Rate (%)
Operating revenue							
Railway operations	73.3	74.0	(0.7)	(1.0)	73.9	(0.5)	(0.8)
Real estate business	83.7	64.0	19.7	30.9	79.3	4.4	5.6
Real estate sales	58.6	37.5	21.0	56.2	54.4	4.2	7.8
Real estate leasing	25.1	26.4	(1.3)	(5.0)	24.9	0.2	0.9
Total operating revenue	157.0	138.0	19.0	13.8	153.2	3.8	2.5
Operating profit							
Railway operations	16.7	11.1	5.5	50.2	15.9	0.8	5.4
Real estate business	16.3	10.4	5.9	57.0	8.6	7.7	90.4
Real estate sales	12.1	4.9	7.1	144.8	5.8	6.3	109.2
Real estate leasing	4.2	5.4	(1.2)	(22.5)	2.8	1.4	51.5
Total operating profit	33.1	21.5	11.5	53.5	24.5	8.6	35.2
Recurring profit	30.0	16.7	13.2	78.7	19.9	10.1	50.8
Net income	20.5	8.4	12.0	142.7	13.0	7.5	58.1

2) Capital expenditure and depreciation

Financial results for the first half of the fiscal year ending March 31, 2011

	Capital expenditure				Depreciation			
	April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year		April 1, 2010 to September 30, 2010 (First half) Billion yen	April 1, 2009 to September 30, 2009 (First half) Billion yen	Year on year	
			Amount Billion yen	Rate (%)			Amount Billion yen	Rate (%)
Railway operations	16.8	29.7	(12.9)	(43.5)	16.1	16.4	(0.2)	(1.7)
Of which, the Company's construction	14.9	27.7	(12.7)	(46.0)	—	—	—	—
Of which, contract construction	1.8	2.0	(0.1)	(9.3)	—	—	—	—
Real estate business	24.4	19.1	5.3	27.8	5.6	4.4	1.1	26.9
Real estate sales	0.1	0.6	(0.5)	(79.3)	0.2	0.2	(0.0)	(25.6)
Real estate leasing	24.3	18.5	5.8	31.4	5.4	4.1	1.2	30.5
Other	5.5	3.7	1.7	48.4	—	—	—	—
Total	46.8	52.6	(5.8)	(11.1)	21.7	20.8	0.9	4.4

(5) Full-Year Non-Consolidated Forecast for the Fiscal Year Ending March 31, 2011

1) Operating results

	FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year		Forecast as of May Billion yen	Comparison with the forecast in May	
			Amount Billion yen	Rate (%)		Amount Billion yen	Rate (%)
Operating revenue							
Railway operations	145.4	147.2	(1.8)	(1.3)	146.6	(1.2)	(0.8)
Real estate business	129.8	135.5	(5.7)	(4.2)	131.5	(1.7)	(1.3)
Real estate sales	77.1	82.2	(5.1)	(6.2)	78.6	(1.5)	(1.9)
Real estate leasing	52.7	53.3	(0.6)	(1.2)	52.9	(0.2)	(0.4)
Total operating revenue	275.2	282.7	(7.5)	(2.7)	278.1	(2.9)	(1.0)
Operating profit							
Railway operations	24.6	20.9	3.6	17.3	24.2	0.4	1.7
Real estate business	15.9	25.0	(9.1)	(36.5)	12.3	3.6	29.3
Real estate sales	10.7	14.6	(3.9)	(27.1)	8.9	1.8	20.2
Real estate leasing	5.2	10.3	(5.1)	(49.8)	3.4	1.8	52.9
Total operating profit	40.5	46.0	(5.5)	(12.0)	36.5	4.0	11.0
Recurring profit	31.6	36.4	(4.8)	(13.4)	26.6	5.0	18.8
Net income	22.0	5.6	16.3	288.1	19.0	3.0	15.8

2) Capital expenditure and depreciation

	Capital expenditure				Depreciation			
	FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year		FY11/3 (Forecast) Billion yen	FY10/3 (Actual results) Billion yen	Year on year	
			Amount Billion yen	Rate (%)			Amount Billion yen	Rate (%)
Railway operations	52.4	55.6	(3.2)	(5.8)	33.2	34.0	(0.7)	(2.1)
Of which, the Company's construction	45.2	48.7	(3.5)	(7.3)	—	—	—	—
Of which, contract construction	7.2	6.9	0.2	4.3	—	—	—	—
Real estate business	70.4	46.8	23.6	50.4	13.7	9.4	4.2	45.2
Real estate sales	0.7	0.3	0.3	100.0	0.4	0.5	(0.1)	(21.8)
Real estate leasing	69.7	46.5	23.2	50.0	13.3	8.9	4.4	49.4
Other	4.2	1.5	2.7	174.2	—	—	—	—
Total	127.2	104.1	23.0	22.2	47.0	43.5	3.5	8.2