

For Immediate Release

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## Notice Regarding Revised Forecast for the Fiscal Year Consolidated Performance

Regarding consolidated forecast for the fiscal year ended March 2009 (from April 1, 2008 through March 31, 2009), the performance forecast will be revised as shown in the following table.

### 1. Revised Forecast for Consolidated Performance

Forecast for the fiscal year ended March 2009(Consolidated)  
(From April 1, 2008 through March 31, 2009)

(Millions of yen)

|  | Operating revenue | Operating profit | Recurring profit | Net income | Net Income per share(¥) |
|--|-------------------|------------------|------------------|------------|-------------------------|
| The original forecast (A)                          | 1,318,800         | 62,600           | 52,500           | 23,000     | 18.25                   |
| The revised forecast (B)                           | 1,312,200         | 63,800           | 52,900           | 10,000     | 7.93                    |
| Changes in amounts (B-A)                           | -6,600            | 1,200            | 400              | -13,000    | -                       |
| Rate of changes (%)                                | -0.5              | 1.9              | 0.8              | -56.5      | -                       |
| Actual (reference)<br>fiscal year ended March 2008 | 1,372,952         | 86,738           | 88,037           | 46,007     | 37.79                   |

### 2. Reasons for the above-mentioned revision

The Group expects operating revenue of ¥1,312.2 billion for the fiscal year, ¥6.6 billion less than the previous forecast, due to factors such as weaker results for advertising and other operations attributable to the economic downturn. The Group expects operating profit to reach ¥63.8 billion, up ¥1.2 billion from the previous forecast, thanks to lower costs in its rail and real estate operations. The Group anticipates recurring profit of ¥52.9 billion, ¥0.4 billion more than its previous forecast.

The Group, however, expects net income for the fiscal year to total ¥10 billion, down ¥13 billion yen from the previous forecast, as a result of the posting of an extraordinary loss due to impairment losses for Tokyu Store Chain and other operations. Other factors include a loss from store closures advanced as a measure to improve the earnings structure, as well as the reversal of deferred tax assets by the Company's retail and hotel subsidiaries reflecting the downturn in their results.

[Point to note with regard to operating forecasts]

The operating forecasts shown above are assessments based on information that was accessible at the time of this release. Actual business results may differ materially from these operating forecasts for a range of reasons.