

March 26, 2003

TOKYU CORPORATION
Representative: Kiyofumi Kamijo,
President & Representative Director
(Code No.9005, Tokyo Stock Exchange First Section)
Contact: Kazuyoshi Kashiwazaki
IR Manager, Accounting, Group Strategy & IR Division,
Finance, Accounting & Group Strategy Headquarters
Telephone: +81-3-3477-6168

Notice Regarding Establishment of a Fixed Assets Trust and the Transfer of Trust Beneficiary Rights, Partial Transfer of the Golf Business Operation, and Appraisal Loss of Subsidiary Stock

The Board of Directors of Tokyu Corporation (hereinafter referred to as “TOKYU”) at the meeting held on March 26, 2003 resolved to establish a fixed assets trust and transfer trust beneficiary rights, and transfer a portion of the golf business operation. Also, we intend to post an appraisal loss of subsidiary stock for the fiscal year ending March 2003 as follows.

1. The Establishment of a Fixed Assets Trust and the Transfer of Trust Beneficiary Rights

(1) Reasons for the Transfer

We have raised funds proactively through re-examining our own assets and the above transfer is in the process of being expedited.

(2) Details of the Transferred Assets

Contents of assets and its location	Book value	Transfer price	Current Status
Land 21-1 Shibuya 2-chome, Shibuya-ku, Tokyo Out of 5,103.52 square meters (records at government and public offices), co-owned 70%	231 million yen	25,760 million yen	Leasehold property

(3) Trustee and Transferee of the Trust Beneficiary Rights

① Outline of Trustee

Trade name	The Mitsubishi Trust and Banking Corporation
Location of head office	11-1, Nagatacho 2-chome, Chiyoda-ku, Tokyo
Representative	Akio Utsumi, President & CEO
Capital	305,143 million yen

Major shareholder	Name	Address	Number of shares owned	Ratio to the outstanding stocks
	Mitsubishi Tokyo Financial Group, Inc.	Chiyoda-ku Tokyo	1,649,30 thousand	100%
Main businesses	Trust banking			
Relationship with TOKYU As of September 30, 2002.	(Capital) Number of Trustee's shares owned by TOKYU 0 Number of TOKYU's shares owned by Trustee 27,727 thousand (Management) None (Business) Loan balance to Trustee 37,496 million yen			

② Outline of Transferee of the Trust Beneficiary Rights

Trade name	BK Asset Funding Y.K.
Location of head office	4-3, Nihonbashi-muromachi 2-chome, Chuo-ku, Tokyo
Representative	Shuji Kawai, Director
Date of incorporation	March 12, 2003
Main businesses	Acquisition, disposition and management of trust beneficiary rights of entrusted fixed assets with regard to real estate trust
Relationship with TOKYU	Not applicable

(4) Schedule for the transfer

March 26, 2003	Resolve the transfer at the Board Meeting of TOKYU Execute a transfer agreement
March 27, 2003	Handover the subject property
March 28, 2003	Settle the purchase price in funds

(5) Prospects

We will rent the land from The Mitsubishi Trust and Banking Corporation, after the transfer.

We intend to post a fixed assets sale profit of 25,529 million yen resulting from this transfer as an extraordinary gain for the fiscal year ending March 2003.

2. The Partial Transfer of the Golf Business Operation

(1) Reasons for the Transfer of the Operation

Under severe business circumstances such as the decreasing golf population and stiffer price competition, we have decided to transfer the operation of a golf course to our subsidiary that has been entrusted with its operation, so that we can promptly respond to the customers' changing needs, improve management efficiency, and increase competitiveness.

The membership deposit of the golf course and its assets such as the land and the course will continue to belong to us and we will lease those assets to the subsidiary.

(2) Details of the Transfer

① The transferred golf courses and the transferee companies

a. Tokyu Seven Hundred Club

Location	359-6 Koyamacho, Midori-ku, Chiba-shi, Chiba
Inauguration	1989
Type of operation	Membership (36 halls / 14,080 yards)

Outline of the transferee company

Corporate name	Tokyu Seven Hundred Club Co., Ltd.
Head office address	5-6 Nampeidai-cho, Shibuya-ku, Tokyo
Representative	Katsuhiko Nishiyama, President and Director
Date of establishment	August 22, 1988
Main businesses	Operation of golf courses, restaurants, and shops
Structure of share holders	TOKYU 100%

b. Grand Oak Golf Club

Location	1843, Nagasada, Tojo-cho, Kato-gun, Hyogo
Inauguration	1991
Type of operation	Membership (18 halls / 6,953 yards) Public (18 halls / 7,009 yards)

Outline of the transferee company

Corporate name	Grand Oak Golf Club Co., Ltd.
Head office address	5-6 Nampeidai-cho, Shibuya-ku, Tokyo
Representative	Katsuhiko Nishiyama, President and Director
Date of establishment	August 24, 1990
Main businesses	Operation of golf courses, restaurants, and shops
Structure of share holders	TOKYU 100%

c. Shirahama Beach Golf Club

Location 3724-1, Uchinoura, shinjocho, Tanebe-shi, Wakayama
 Inauguration 1967
 Type of operation Membership (18 halls / 6,354 yards)

Outline of the transferee company

Corporate name	Shirahama Beach Golf Club Co., Ltd.
Head office address	3724-1, Uchinoura, shinjocho, Tanebe-shi, Wakayama
Representative	Satoru Hato, President and Director
Date of establishment	April 1, 1972
Main businesses	Operation of golf courses, restaurants, and shops
Structure of share holders	TOKYU 100%

d. Yufu-kougen Golf Club

Location 899-1 Kougen, Kawakita, Yufuincho, Ooita-gun, Ooita
 Inauguration 1973
 Type of operation Membership (18 halls / 6,436 yards)

Outline of the transferee company

Corporate name	Yufu-kougen Golf Club Co., Ltd.
Head office address	899-1 Kougen, Kawakita, Yufuincho, Ooita-gun, Ooita
Representative	Satoru Hato, President and Director
Date of establishment	February 13 th , 1973
Main businesses	Operation of golf courses, restaurants, and shops
Structure of share holders	TOKYU 100%

e. Emerald Coast Golf Links

Location 1591-1 Yonaha, Shimojicho, Miyako-gun, Okinawa
 Inauguration 1988
 Type of operation Public (18 halls / 6,912 yards)

Outline of the transferee company

Corporate name	Emerald Coast Golf Links Co., Ltd.
Head office address	1591-1 Yonaha, Shimojicho, Miyako-gun, Okinawa
Representative	Satoru Hato, President and Director
Date of establishment	June 22 nd , 1967
Main businesses	Operation of golf courses, restaurants, and shops
Structure of share holders	TOKYU 100%

(Millions of yen)

	Transfer Value	Book Value	Profit & Loss
Transferred assets	1,290	5,911	(4,621)
Transferred liability	10	10	---
Total	1,280	5,901	(4,621)

(3) Schedule for the transfer

March 26, 2003	Resolve the transfer at the Board Meeting of TOKYU
	Execute a transfer agreement
April 1, 2003	Transfer the operation

(4) Prospects

We intend to post a transfer loss of 4,621 million yen resulting from this transfer as a reserve for the fiscal year ending March 2003.

3. Appraisal Loss of the Shares of Subsidiary

Regarding the shares of Tokyu Hotel Chain, a 100% subsidiary of TOKYU, we will post an appraisal loss, based on their latest net assets price, for the fiscal year ending March 2003.

(A) Appraisal loss of subsidiary shares	17,700 million yen
(B) Net asset for the fiscal year ended March 2002 (A/B x 100)	257,509 million yen 6.9%
(C) Recurring profit for the fiscal year ended March 2002 (A/C x 100)	17,473 million yen 101.3%
(D) Current net income for the fiscal year ended March 2002 (A/D x 100)	7,656 million yen 231.2%

As a result of posting the above appraisal loss of the subsidiary, we will amortize the consolidated adjustment account of 9.3 billion yen relating to Tokyu Hotel Chain and post it as an extraordinary loss in our consolidated account settlement for the fiscal year ending March 2003.

4. Prospects

As mentioned above, we intend to post a profit of 25.5 billion yen resulting from the transfer of the fixed assets trust beneficiary rights as an extraordinary gain, and post a transfer loss of 4.6 billion yen resulting from the transfer of the golf business operation and an appraisal loss of the subsidiary's shares of 17.7 billion yen (amortization of consolidated adjustment account of 9.3 billion yen in the consolidated account settlement) as extraordinary losses.

The consolidated and non-consolidated business performances for the fiscal year ending March 2003 have been under calculation. It is considered that there will be no significant change in the non-consolidated performance forecast released on October 25, 2002 and the consolidated performance forecast released on November 27, 2002.

(Reference)

Non-consolidated Performance Forecast for the Fiscal Year Ending March 2003
(released on October 25, 2002)

(Millions of yen)

	Sales	Recurring profit	Current net income
Performance forecast (FY ending March 2003)	300,600	34,000	7,600
Actual performance (FY ended March 2002)	301,959	17,473	7,656

Consolidated Performance Forecast for the Fiscal Year Ending March 2003 (released
on November 27, 2002)

(Millions of yen)

	Sales	Recurring profit	Current net income
Performance forecast (FY ending March 2003)	1,400,000	53,600	2,000
Actual performance (FY ended March 2002)	1,058,156	18,293	11,891