

# Summary of Results for the First Quarter of FY2012

August 10, 2012



Tokyu Corporation

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(9005)

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

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The Company changed its reported segment classification starting the fiscal quarter under review. The actual results of reported segments for the same period a year ago have been restated to match the reported segment classification after the change for the purpose of prior year comparison.

# I. Executive Summary

# Main Points in the Results for the First Quarter of the Term Ending March 2013



- Despite a decrease in profit due in part to a decrease in Company-owned land sales and a reactionary fall to land sales in Western Australia, the decline in profit narrowed in the hotel business and others owing partly to recovery from the earthquake. On the other hand, net income for the quarter under review decreased by 4.7 billion yen partly reflecting a reduction in investment gain from the equity method and rise of corporate income taxes.

	First Quarter	Year-on-year comparison	
Operating revenue	252.9 billion	+ 0.3 billion	(+ 0.1%)
Operating profit	16.8 billion	- 1.5 billion	(- 8.3%)
Recurring profit	17.4 billion	- 3.4 billion	(- 16.5%)
Net income	10.0 billion	- 4.7 billion	(- 31.8%)

■ Operating Revenue: [+ 0.1%]

Operating revenue increased slightly, despite a significant reduction due in part to transfer of Tokyu Car Corporation. The increase primarily reflected the recovery of businesses from the impact of the earthquake and the effect of opening Shibuya Hikarie.

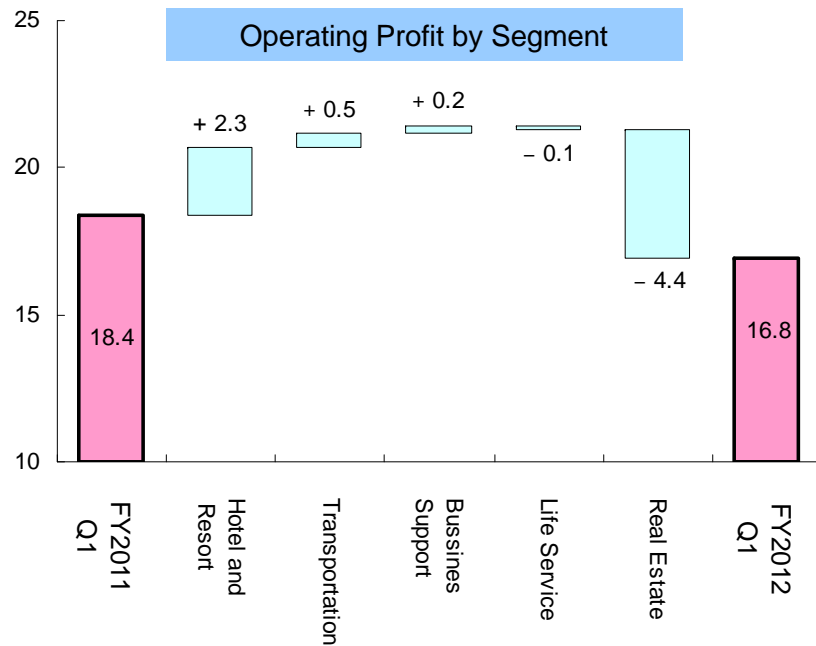
■ Operating profit : [- 8%]

The profit decline narrowed, despite a decline in Company-owned land sales, a reactionary fall from land sales in Western Australia, the costs of opening Shibuya Hikarie, and other factors, due mainly to a recovery in hotels and other businesses from the impact of the earthquake.

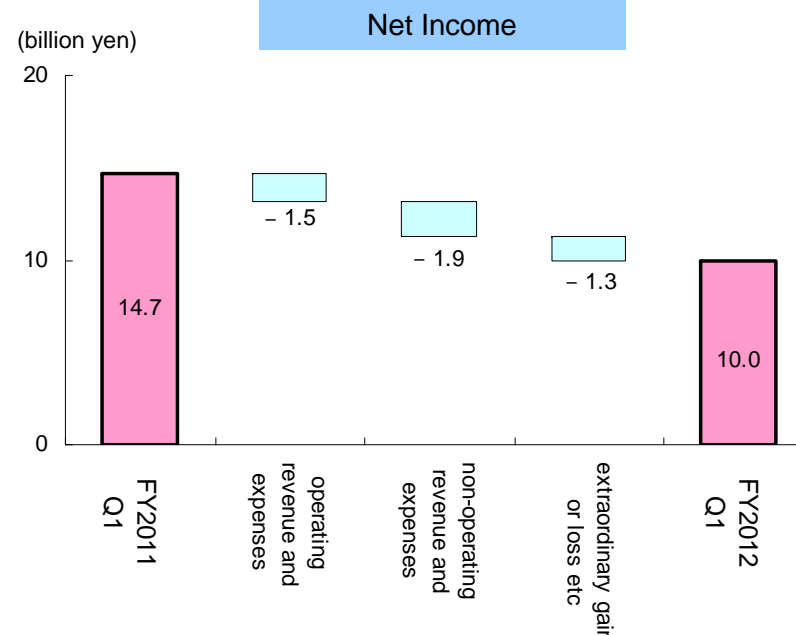
■ Net income : [- 31%]

Net income decreased by 4.7 billion yen due in part to a reduction in investment gain from the equity method and a rise in corporate income taxes, in addition to the decrease in operating profit.

(billion yen)



(billion yen)



## II. Conditions in Each Business

# Railway Operations Business

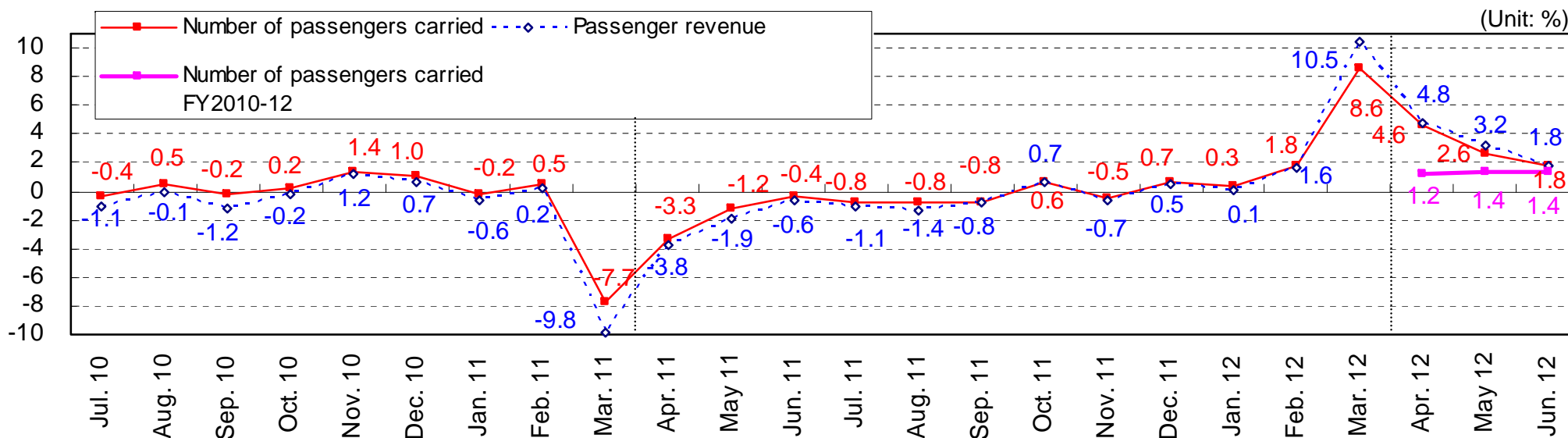


Railway operation business: Results for passengers carried and passenger revenue

(Thousand people, Million yen)

		FY2010 1st Quarter	FY2011 1st Quarter	FY2012 1st Quarter	FY2011-12 Change	(Rate of change)	FY2010-12 Change	(Rate of change)
Number of passengers carried	Total	275,790	271,310	279,414	8,104	+ 3.0%	3,624	+ 1.3%
	Non-commuter	111,215	107,772	112,405	4,633	+ 4.3%	1,190	+ 1.1%
	Commuter	164,575	163,538	167,009	3,471	+ 2.1%	2,434	+ 1.5%
Passenger revenue	Total	32,857	32,170	33,217	1,047	+ 3.3%	360	+ 1.1%
	Non-commuter	18,136	17,543	18,322	779	+ 4.4%	186	+ 1.0%
	Commuter	14,721	14,627	14,895	268	+ 1.8%	174	+ 1.2%

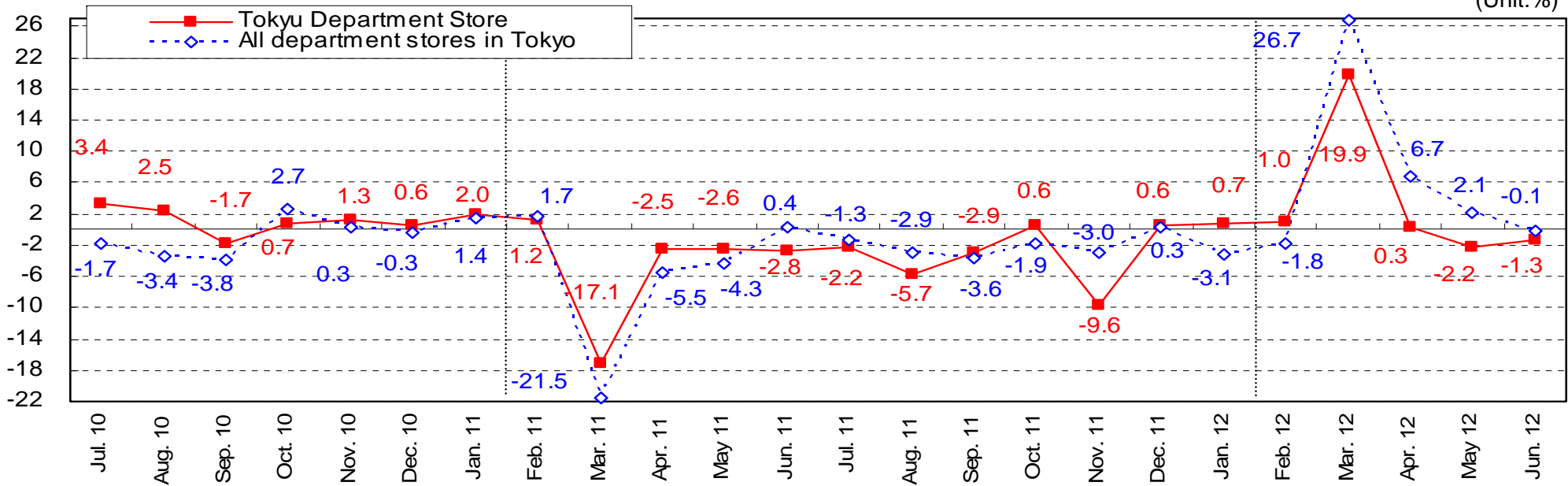
Railway operation business: Passengers carried and passenger revenue (year-on-year comparison)



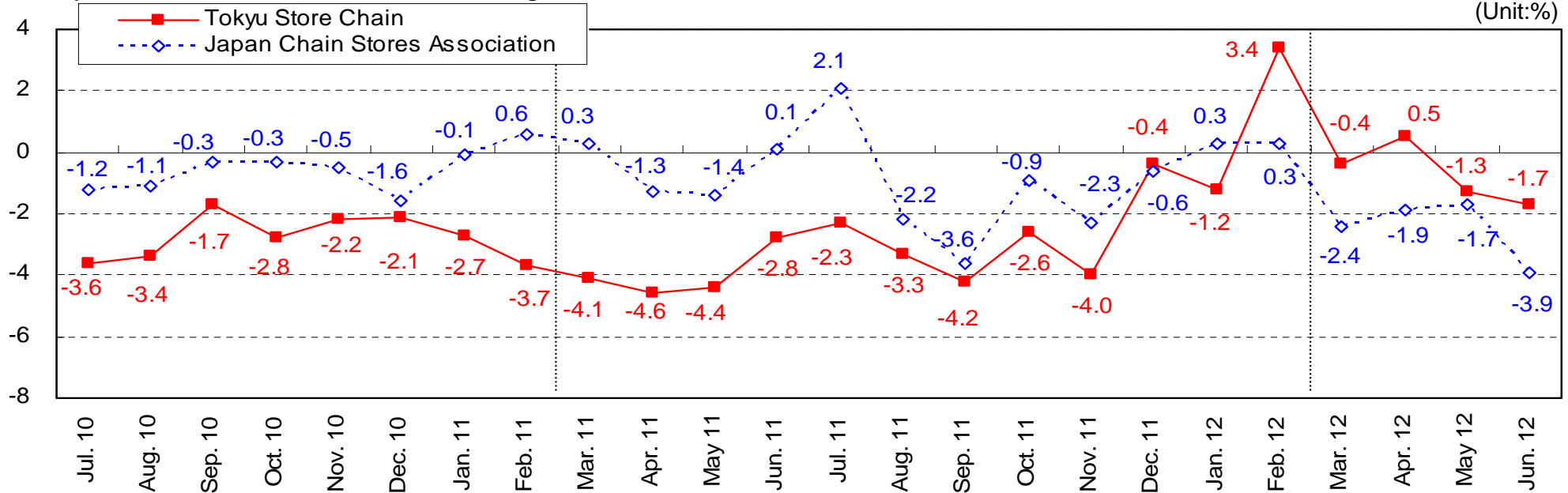
# Retail Business



Tokyu Department Store sales (compared with same month of previous year) [Leasing revision, Store Total] (Unit:%)



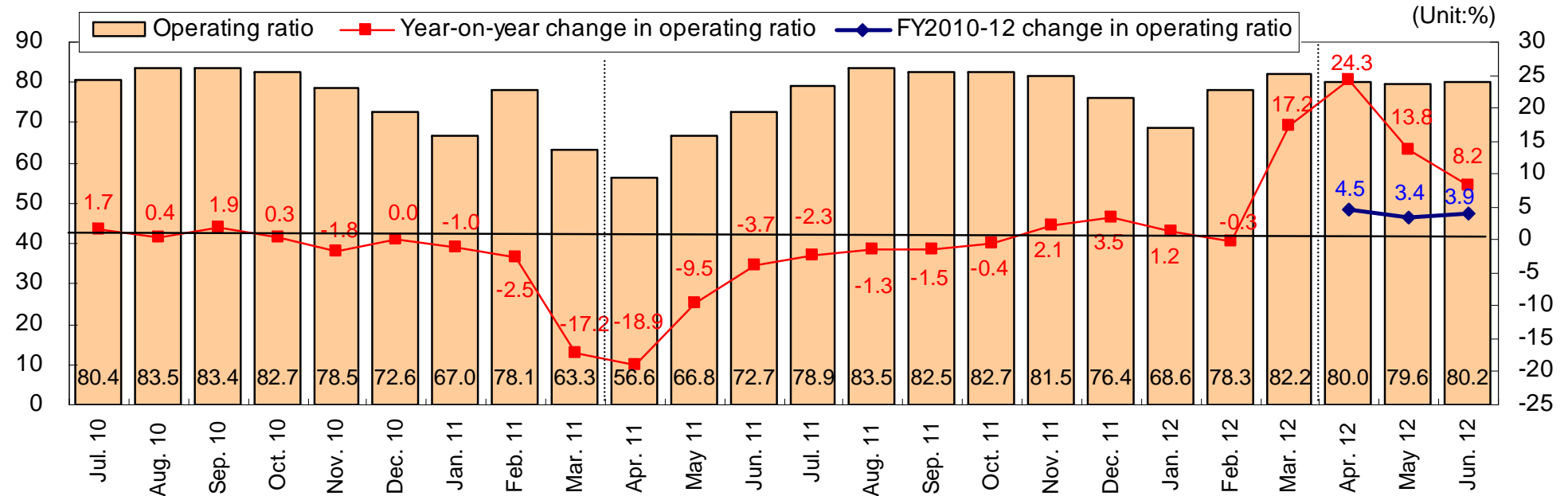
Tokyu Store Chain: Sales of existing stores (compared with same month of previous year) (Unit:%)



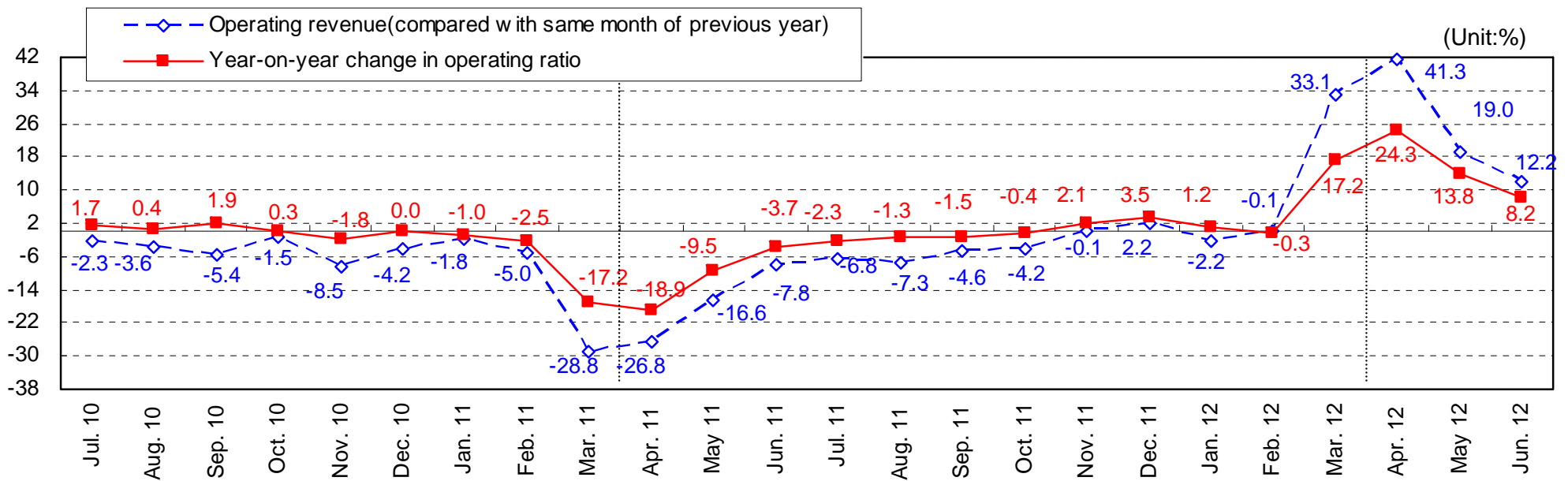
# Hotel Business



Tokyu Hotels: The actual operating ratio of existing hotels and the operating ratio (year on year)



Tokyu Hotels: The total hotel income of existing hotels and the operating ratio (year on year)





## III. Details for Financial Results for the First Quarter of FY2012

# Summary of Financial Statements (First Quarter)



FY2012\_1Q

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	252.6	252.9	+ 0.3 (+ 0.1%)	Hotel and Resort: +3.4; Life Service: +3.4; Transportation: +1.8; Real Estate: -0.4; Bussines Support: -8.0
Operating profit	18.4	16.8	- 1.5 (- 8.3%)	Hotel and Resort: +2.3; Transportation: +0.5; Bussines Support: +0.2; Life Service: -0.1; Real Estate: -4.4
Non-operating revenue	7.0	4.9	- 2.0 (- 29.6%)	Investment gains from equity method: 1.3 (-2.4) Amortization of negative goodwill: 0.8 (-0.0)
Non-operating expenses	4.4	4.3	- 0.1 (- 3.4%)	Interest paid: 3.5 (-0.3)
Recurring profit	20.9	17.4	- 3.4 (- 16.5%)	
Extraordinary gains	0.8	1.7	+ 0.8 (+ 108.2%)	Subsidy: 0.6 (+0.6); Gain on subsidies for construction: 0.5 (+0.3)
Extraordinary losses	1.2	2.3	+ 1.0 (+ 81.3%)	Loss on reduction of subsidies received for construction: 0.5 (+0.3)
Income before Income Taxes and Minority Interests	20.4	16.8	- 3.6 (- 17.6%)	
Corporate income taxes	5.4	6.5	+ 1.0 (+ 19.8%)	Income taxes: 1.3 (-0.1); Tax adjustment: 5.2 (+1.2)
Income before minority interests	14.9	10.3	- 4.6 (- 31.3%)	
Minority interest in earnings of consolidated subsidiaries	0.2	0.2	+ 0.0 (+ 5.5%)	
Net income	14.7	10.0	- 4.7 (- 31.8%)	
Other comprehensive income	0.3	- 0.5	- 0.9 (-)	
Total comprehensive income	15.3	9.7	- 5.6 (- 36.5%)	
Depreciation	17.3	18.2	+ 0.8 (+ 5.2%)	Real Estate: +0.7; Life Service: +0.4; Bussines Support: -0.4
Disposal cost of fixed assets	0.8	0.7	- 0.1 (- 19.8%)	Transportation: -0.1
Amortization of goodwill	0.0	0.1	+ 0.1 (+ 146.1%)	Life Service: +0.1
Tokyu EBITDA	36.6	35.9	- 0.7 (- 1.9%)	Real Estate: -3.6; Hotel and Resort: +2.2; Transportation: +0.6

Tokyu EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets

# Operating Revenue and Profit by Segment (First Quarter)



**[Operating revenue]** Operating revenue increased slightly as the decline due to the transfer of Tokyu Car Corporation was offset by the recovery of hotels, etc. from the impact of the earthquake and the effect of opening Shibuya Hikarie.

**[Operating profit]** The decline in profit narrowed despite a decrease in Company-owned land sales and a reactionary fall from land sales in Western Australia, due in part to the recovery from the impact of the earthquake.

(Billion yen)

		FY2011	FY2012	Change	Remarks
		1st Quarter	1st Quarter	(Rate of change)	
Total operating revenue		252.6	252.9	+ 0.3 (+ 0.1%)	
Total operating profit		18.4	16.8	- 1.5 (- 8.3%)	
Transportation	Operating revenue	45.0	46.8	+ 1.8 (+ 4.0%)	Tokyu Corp. railway operations: +1.1; Izukyu: +0.3
	Operating profit	9.4	9.9	+ 0.5 (+ 5.4%)	Tokyu Corp. railway operations: +0.1; Izukyu: +0.2
Real Estate	Operating revenue	37.0	36.6	- 0.4 (- 1.1%)	Tokyu Corp. sales: -1.4; Tokyu Corp. leasing: +2.2; Western Australian land sales: -2.4
	Operating profit	9.8	5.4	- 4.4 (- 45.1%)	Tokyu Corp. sales: -2.3; Tokyu Corp. leasing: -0.3; Western Australian land sales: -2.1
Life Service	Operating revenue	122.4	125.9	+ 3.4 (+ 2.8%)	Tokyu Department Store: +4.0; Tokyu Store Chain: -1.2; its communications: +0.1
	Operating profit	1.4	1.2	- 0.1 (- 11.8%)	Tokyu Department Store: +0.1; Tokyu Store Chain: -0.6; its communications: +0.3
Hotel and Resort	Operating revenue	18.4	21.9	+ 3.4 (+ 18.9%)	Tokyu Hotels, etc.: +3.1
	Operating profit	- 2.2	0.0	+ 2.3 (-)	Tokyu Hotels, etc.: +1.9
Business Support	Operating revenue	46.9	38.8	- 8.0 (- 17.2%)	Tokyu Car Corp.: -9.5; Tokyu Agency: +3.6
	Operating profit	- 0.1	0.1	+ 0.2 (-)	Tokyu Car Corp.: +0.4; Tokyu Agency: +0.0
Elimination etc.	Operating revenue	- 17.1	- 17.1	- 0.0	
	Operating profit	0.0	0.0	0.0	

# Non-Operating and Extraordinary Gain/Loss (First Quarter)



**[Non-operating profit/expenses]** Profit declined from the previous year despite a decrease in the Company's interest payments, etc., mainly because of a decline in investment gain from equity method.

**[Extraordinary gain/loss]** Remained almost flat from the previous year's level with an increase in both subsidies received for construction and the loss on reduction of subsidies.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating profit	18.4	16.8	- 1.5 (- 8.3%)	
Non-operating revenue	7.0	4.9	- 2.0 (- 29.6%)	
Interest and dividend income	0.6	0.6	- 0.0	
Investment gain from equity method	3.7	1.3	- 2.4	Tokyu Land Corporation: 1.3 (-2.3)
Amortization of negative goodwill	0.8	0.8	- 0.0	
Others	1.6	2.0	+ 0.3	
Non-operating expenses	4.4	4.3	- 0.1 (- 3.4%)	
Interest	3.8	3.5	- 0.3	
Others	0.5	0.7	+ 0.1	
Recurring profit	20.9	17.4	- 3.4 (- 16.5%)	
Extraordinary Gains	0.8	1.7	+ 0.8 (+ 108.2%)	
Subsidies received for construction	0.2	0.5	+ 0.3	
Gain on reversal of Urban Railways Improvement Reserve	0.4	0.4	+ 0.0	
Others	0.1	0.6	+ 0.5	Subsidy: 0.6 (+0.6)
Extraordinary Losses	1.2	2.3	+ 1.0 (+ 81.3%)	
Impairment loss	0.0	0.1	+ 0.1	
Loss on reduction of subsidies	0.1	0.5	+ 0.3	
Transfer to Urban Railways improvement reserve	0.6	0.6	+ 0.0	
Others	0.4	1.0	+ 0.5	
Income before Income Taxes and Minority Interests	20.4	16.8	- 3.6 (- 17.6%)	

# Tokyu EBITDA by Segment (First Quarter)



FY2012\_1Q

Decreased 0.7 billion yen despite the recovery from the impact of the earthquake seen in hotels and transportation, mainly because of a decline in real estate sales.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Transportation	18.7	19.3	+ 0.6 (+ 3.3%)	
Railway operations of the Company	17.6	17.9	+ 0.2	
Tokyu Bus	0.9	0.9	+ 0.0	
Others	0.2	0.5	+ 0.3	
Real Estate	14.2	10.5	- 3.6 (- 25.9%)	
Real estate sales of the Company	3.5	1.2	- 2.3	A decrease in Company-owned land sales
Real estate leasing of the Company	6.8	7.3	+ 0.4	
Others	3.9	2.0	- 1.8	A reactionary fall from land sales in Western Australia
Life Service	4.3	4.7	+ 0.3 (+ 8.6%)	
Tokyu Department Store	1.0	1.5	+ 0.5	
Tokyu Store Chain	1.4	0.8	- 0.6	
its communications	1.1	1.5	+ 0.3	
Others	0.6	0.7	+ 0.0	
Hotel and Resort	- 1.2	1.0	+ 2.2 (-)	
Tokyu Hotels, etc.	- 1.0	0.8	+ 1.9	A recovery from the impact of the earthquake
Others	- 0.1	0.1	+ 0.2	
Bussines Support	0.5	0.3	- 0.2 (- 40.6%)	
Tokyu Agency	0.1	0.1	+ 0.0	
Others	0.3	0.1	- 0.2	
Elimination, etc.	0.0	- 0.0	- 0.0	
Total	36.6	35.9	- 0.7 (- 1.9%)	

Tokyu EBITDA = Operating profit + Depreciation + Amortization of goodwill + Disposal cost of fixed assets



Operating revenue increased 4.0%, to 46.8 billion yen. Operating profit increased 5.4%, to 9.9 billion yen.

Both revenue and profit increased despite an increase in power costs and other factors, mainly because of an increase of passengers carried, reflecting the recovery from the impact of the earthquake.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	45.0	46.8	+ 1.8 (+ 4.0%)	Passengers carried: +3.0% (Non-commuter: +4.3%; Commuter: +2.1%) □ Revenue from fares: +3.3% (Non-commuter: +4.4%; Commuter: +1.8%)
Railway operations of the Company	36.1	37.3	+ 1.1 (+ 3.3%)	Revenue from fares: 33.2 (+1.0)
Tokyu Bus	6.5	6.7	+ 0.1 (+ 2.5%)	
Others	2.3	2.8	+ 0.4 (+ 20.2%)	Izukyū: +0.3
Operating profit	9.4	9.9	+ 0.5 (+ 5.4%)	
Railway operations of the Company	9.1	9.2	+ 0.1 (+ 1.2%)	[Expenses] Power costs: 1.4 (+0.4); Depreciation and amortization: 8.0 (+0.3)
Tokyu Bus	0.4	0.5	+ 0.0 (+ 14.2%)	
Others	- 0.1	0.1	+ 0.3 (-)	Izukyū: +0.2
Amortization of goodwill	0.0	0.0	+ 0.0	
Depreciation	8.4	8.7	+ 0.2 (+ 3.5%)	
Disposal cost of fixed assets	0.7	0.5	- 0.1 (- 24.0%)	
Tokyu EBITDA	18.7	19.3	+ 0.6 (+ 3.3%)	
Capital expenditures	7.4	5.9	- 1.5 (- 20.7%)	



Operating revenue decreased 1.1%, to 36.6 billion yen. Operating profit decreased 45.1%, to 5.4 billion yen.

Both revenue and profit declined due in part to a decline in Company-owned land sales, a reactionary fall from the land sales in Western Australia in the previous year, and the burden of opening Shibuya Hikarie.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	37.0	36.6	- 0.4 (- 1.1%)	
Real estate sales of the Company	8.1	6.7	- 1.4 (- 17.7%)	[Sales] Company-owned land: 5.9 (-2.0); Funds turnover-type: 0.7 (+0.5)
Real estate leasing of the Company	12.2	14.4	+ 2.2 (+ 18.6%)	An increase in revenue due to opening Shibuya Hikarie, etc.
Others	16.6	15.3	- 1.2 (- 7.4%)	Western Australian land sales: -2.4; Jotetsu: +0.4
Operating profit	9.8	5.4	- 4.4 (- 45.1%)	
Real estate sales of the Company	3.4	1.1	- 2.3 (- 68.2%)	[Sales margin] Company-owned land: 3.0 (-1.4); Funds turnover-type: -0.7 (-0.7)
Real estate leasing of the Company	3.2	2.9	- 0.3 (- 9.5%)	An increase in burden of opening Shibuya Hikarie, etc.
Others	3.1	1.3	- 1.7 (- 56.9%)	Western Australian land sales: -2.1; Jotetsu: +0.1
Amortization of goodwill	0.0	0.0	+ 0.0	
Depreciation	4.2	5.0	+ 0.7 (+ 17.6%)	
Disposal cost of fixed assets	0.1	0.1	+ 0.0 (+ 10.4%)	
Tokyu EBITDA	14.2	10.5	- 3.6 (- 25.9%)	
Capital expenditures	29.4	19.6	- 9.7 (- 33.2%)	



Operating revenue increased 2.8%, to 125.9 billion yen. Operating profit decreased 11.8%, to 1.2 billion yen.

Despite a decline in the Tokyu Store Chain's operating revenue attributable to store closures, the revenue of Tokyu Department Store increased, mainly reflecting the recovery from the impact of the earthquake. However, overall profit declined due to a fall in the Tokyu Store Chain's gross profit margin ratio in reaction to earthquake-related demand.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	122.4	125.9	+ 3.4 (+ 2.8%)	
Tokyu Department Store	52.4	56.5	+ 4.0 (+ 7.7%)	Rate of change in revenue: +7.1%
Tokyu Store Chain	52.7	51.5	- 1.2 (- 2.4%)	Rate of change in revenue: All stores: -2.4%; Existing stores: -0.4%
its communications	4.8	4.9	+ 0.1 (+ 3.6%)	
Others	12.3	12.8	+ 0.5 (+ 4.1%)	
Operating profit	1.4	1.2	- 0.1 (- 11.8%)	
Tokyu Department Store	- 0.1	- 0.0	+ 0.1 (-)	
Tokyu Store Chain	0.8	0.2	- 0.6 (- 71.4%)	A fall in gross profit margin ratio in reaction to earthquake-related demand
its communications	0.3	0.6	+ 0.3 (+ 94.3%)	
Others	0.3	0.5	+ 0.1 (+ 34.9%)	
Amortization of goodwill	- 0.0	- 0.1	- 0.1	
Depreciation	2.8	3.3	+ 0.4 (+ 14.8%)	
Disposal cost of fixed assets	0.0	0.0	+ 0.0 (-)	
Tokyu EBITDA	4.3	4.7	+ 0.3 (+ 8.6%)	
Capital expenditures	4.3	5.8	+ 1.4 (+ 34.2%)	



# Segment Information (4)

## Hotel and Resort



Operating revenue increased 18.9%, to 21.9 billion yen. Operating profit increased 2.3 billion yen, to 70 million yen.

Both revenue and profit improved significantly, resulting in a return to profitability with the recovery from the impact of the earthquake and aggressive operating activities, mainly in the hotel business.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	18.4	21.9	+ 3.4 (+ 18.9%)	
Tokyu Hotels, etc. (*)	14.1	17.3	+ 3.1 (+ 22.3%)	Occupancy ratio: 79.9% (year on year: +15.4 points; Comparison with the fiscal year before last: +3.8 points)
Others	4.2	4.5	+ 0.3 (+ 7.8%)	
Operating profit	- 2.2	0.0	+ 2.3 (-)	
Tokyu Hotels, etc. (*)	- 1.7	0.2	+ 1.9 (-)	A recovery from the impact of the earthquake
Others	- 0.4	- 0.1	+ 0.3 (-)	Tokyu Linen Supply: +0.1
Amortization of goodwill	- 0.0	- 0.0	+ 0.0	
Depreciation	1.0	0.9	- 0.1 (- 12.4%)	
Disposal cost of fixed assets	0.0	0.0	+ 0.0 (+ 215.2%)	
Tokyu EBITDA	- 1.2	1.0	+ 2.2 (-)	
Capital expenditures	0.3	0.4	+ 0.1 (+ 38.8%)	

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

# Segment Information (5)

## Business support



Operating revenue decreased 17.2%, to 38.8 billion yen. Operating profit increased 0.2 billion yen, moving back into the black, to 0.1 billion yen.

Revenue decreased, but profit increased due mainly to the transfer of Tokyu Car Corporation, which had posted an operating loss in the previous year.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Operating revenue	46.9	38.8	- 8.0 (- 17.2%)	
Tokyu Agency	20.6	24.3	+ 3.6 (+ 17.8%)	Sales promotion: +1.2; Mass media: +1.1; Traffic advertisement: +0.6; Others: +0.3
Others	26.2	14.4	- 11.7 (- 44.8%)	Tokyu Car Corporation: -9.5
Operating profit	- 0.1	0.1	+ 0.2 (-)	
Tokyu Agency	0.1	0.1	+ 0.0 (+ 14.7%)	
Others	- 0.1	0.0	+ 0.2 (-)	Tokyu Car Corporation: +0.4
Amortization of goodwill	- 0.0	- 0.0	+ 0.0	
Depreciation	0.6	0.1	- 0.4 (- 70.7%)	
Disposal cost of fixed assets	0.0	0.0	+ 0.0 (-)	
Tokyu EBITDA	0.5	0.3	- 0.2 (- 40.6%)	
Capital expenditures	0.6	1.0	+ 0.4 (+ 70.2%)	



**[Total assets]** Total assets decreased 16.0 billion yen as an increase due mainly to Shibuya Hikarie was more than offset by a decline associated with the transfer of Tokyu Car Corporation.

**[Net assets]** Net assets increased 1.2%, to 447.0 billion yen, owing to an increase in retained earnings after dividend payments.

**[Financial soundness]** The equity ratio was 22.2% and the D/E ratio was 2.4, representing improved financial conditions.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Total assets	1,984.5	1,968.5	- 16.0 (- 0.8%)	
Current assets	292.8	283.2	- 9.5 (- 3.3%)	Trade notes & accounts receivable: -18.3; Work in progress: -4.1; Cash and deposits: +12.9
Fixed assets	1,691.7	1,685.3	- 6.4 (- 0.4%)	Investments & others: -6.5; Tangible fixed assets: +0.9
Total liabilities	1,542.6	1,521.5	- 21.1 (- 1.4%)	
Current liabilities	559.5	532.6	- 26.9 (- 4.8%)	Interest-bearing debt: -2.2; Trade notes & accounts payable: -11.5; Provision: -10.0
Fixed liabilities	959.8	965.4	+ 5.5 (+ 0.6%)	Interest-bearing debt: +9.4; Reserve for employees' retirement benefits: -2.8; Negative goodwill: -0.6
Reserves under special law	23.2	23.4	+ 0.1 (+ 0.8%)	
Total net assets	441.9	447.0	+ 5.1 (+ 1.2%)	Equity capital: +5.9; Other cumulative comprehensive income: -0.5; Minority interest: -0.1
Equity	431.0	436.3	+ 5.3 (+ 1.2%)	Net income: +10.0; Dividends: -4.3
Interest-bearing debt at end of period	1,036.0	1,043.2	+ 7.2 (+ 0.7%)	
Equity ratio	21.7%	22.2%	+ 0.5P	
D/E ratio (times)	2.4	2.4	- 0.0	

# Statements of Cash Flow



In terms of operating activities, the gains decreased significantly and expenses rose significantly due to an acquisition of land in Vietnam. However, free cash flow increased by 32.3 billion yen, due mainly to the collection of funds in investing activities associated with the transfer of Tokyu Car Corporation.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
CF from operating activities	22.6	13.0	- 9.6	An acquisition of land in Vietnam: -11.8
CF from investing activities	- 44.1	- 2.1	+ 41.9	
Capital expenditure	- 44.9	- 29.8	+ 15.1	A decrease in expenses associated with the redevelopment of Shibuya
Acquisition of securities	- 2.2	- 0.0	+ 2.2	
Gain on sale of assets	3.2	2.6	- 0.5	Transfer of Tokyu Car Corporation: +1.6
Subsidies received for construction	2.1	1.4	- 0.6	
Collection of funds	3.6	20.3	+ 16.7	Collection of funds associated with the transfer of Tokyu Car Corporation: +19.0
CF from financial activities	21.3	2.0	- 19.2	
Interest-bearing debt Net increase/decrease	26.4	7.0	- 19.3	
Dividend payment	- 4.3	- 4.3	- 0.0	
Free cash flow	- 21.5	10.8	+ 32.3	
Interest-bearing debt at end of period	—	1,043.2	—	[End of FY2011] 1,036.0 (+7.2)

# Capital Expenditure by Segment



Overall capital expenditures fell 8.0 billion yen despite outlays on interior finishing work at ShinQs and other expenditures in the life service business, as large-scale projects in the Company's real estate leasing business were concluded.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Total capital expenditure	42.1	34.1	- 8.0 (- 19.0%)	
Transportation	7.4	5.9	- 1.5 (- 20.7%)	Tokyu Corp. railway operations: -2.0; Izukyu: +0.2; Tokyu Bus: +0.2
Real Estate	29.4	19.6	- 9.7 (- 33.2%)	Tokyu Corp. leasing: -9.0; TMD: -0.7
Life Service	4.3	5.8	+ 1.4 (+ 34.2%)	Tokyu Department Store: +3.4; Tokyu Store Chain: -1.1; its communications: -0.3
Hotel and Resort	0.3	0.4	+ 0.1 (+ 38.8%)	
Bussines Support	0.6	1.0	+ 0.4 (+ 70.2%)	
Headquarters	0.2	1.3	+ 1.0	
Elimination	- 0.2	- 0.0	+ 0.1	
Tokyu Corp. expenses on sale of houses and lots	2.9	5.3	+ 2.3 (+ 79.7%)	Funds turnover-type: +2.8; Company-owned land: -0.5

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

# Depreciation by Segment



The amount of overall depreciation increased by 0.8 billion yen due in part to the opening of Shibuya Hikarie, despite a decline in the business support associated with the transfer of Tokyu Car Corporation.

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)	Remarks
Total depreciation and amortization	17.3	18.2	+ 0.8 (+ 5.2%)	
Transportation	8.4	8.7	+ 0.2 (+ 3.5%)	Tokyu Corp. railway operations: +0.3
Real Estate	4.2	5.0	+ 0.7 (+ 17.6%)	Tokyu Corp. leasing: +0.8
Life Service	2.8	3.3	+ 0.4 (+ 14.8%)	
Hotel and Resort	1.0	0.9	- 0.1 (- 12.4%)	
Business Support	0.6	0.1	- 0.4 (- 70.7%)	Tokyu Car Corp.: -0.4

# Reference

# (Non-consolidated) Summary of Operating Results / Itemized Expenses in Railway Operations



## Summary of Operating Results

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)
Operating revenue	59.1	61.1	+ 1.9 (+ 3.4%)
Railway operations	36.1	37.3	+ 1.1 (+ 3.3%)
Real estate business	22.9	23.7	+ 0.8 (+ 3.5%)
Real estate sales	8.2	6.8	- 1.4 (- 17.9%)
Real estate leasing	14.6	16.9	+ 2.2 (+ 15.7%)
Operating expenses	43.2	47.4	+ 4.1 (+ 9.7%)
Railway operations	27.0	28.0	+ 1.0 (+ 4.0%)
Real estate business	16.2	19.3	+ 3.1 (+ 19.2%)
Real estate sales	5.1	5.8	+ 0.6 (+ 12.2%)
Real estate leasing	11.0	13.5	+ 2.4 (+ 22.5%)
Operating profit	15.8	13.6	- 2.2 (- 13.9%)
Railway operations	9.1	9.2	+ 0.1 (+ 1.2%)
Real estate business	6.7	4.3	- 2.3 (- 34.5%)
Real estate sales	3.1	1.0	- 2.1 (- 67.7%)
Real estate leasing	3.5	3.3	- 0.1 (- 5.5%)
Recurring profit	14.7	12.6	- 2.1 (- 14.6%)
Net income	11.8	8.8	- 3.0 (- 25.8%)

## Itemized Expenses in Railway Operations

(Billion yen)

	FY2011 1st Quarter	FY2012 1st Quarter	Change (Rate of change)
Operating expenses	27.0	28.0	+ 1.0 (+ 4.0%)
Personnel expenses	6.7	6.5	- 0.1 (- 2.2%)
Retirement benefit expenses	0.6	0.6	- 0.0 (- 0.7%)
Power costs	1.0	1.4	+ 0.4 (+ 39.4%)
Repair costs	1.2	1.2	- 0.0 (- 0.0%)
Expenses	5.2	5.3	+ 0.0 (+ 1.5%)
Of which, disposal cost of fixed assets	0.7	0.5	- 0.2 (- 30.0%)
Of which, outsourcing fees	1.7	1.8	+ 0.1 (+ 6.6%)
Taxes	1.4	1.4	+ 0.0 (+ 0.8%)
Depreciation	7.6	8.0	+ 0.3 (+ 4.8%)
Administrative cost	1.6	1.9	+ 0.3 (+ 23.0%)
Others	1.2	1.2	- 0.0 (- 0.7%)