

Financial Highlights

FY2016 Second Quarter (First Six Months)

Ended September 30, 2016

The forecasts and other forward-looking statements in this report are based on currently available information and certain assumptions determined as rational. Consequently, the statements herein do not constitute assurances regarding actual results by the Company. Actual performance may significantly differ from these forecasts due to various factors in the future.

FY2016 Q2 Financial Highlights

Revenue and income both decreased in the second quarter of FY2016, but are expected to increase for the full year as initially planned.

Result and Forecast Highlights

- Results of the FY2016 Second quarter Ended September 30, 2016
¥319.3 billion in operating revenue and ¥25.3 billion in operating income
Revenue and income, both of which decreased mainly due to declines in gains on the sales of buildings to investors and lump-sum sales of land in the residential segment, but **they are in line with the full-year forecast** thanks to the backdrop of solid market conditions.
- Forecast for the fiscal year ending March 31, 2017
¥830.0 billion in operating revenue, ¥73.0 billion in operating income and 2.6 times of DE Ratio.
Aim to ensure the achievement of the targets in the Medium-Term Management Plan.
- Dividends
Annual dividend for the fiscal year ending March 31, 2017 will be raised to 13 yen, representing an **increase for the fourth consecutive year.**
- Topics
The construction of the Takeshiba project commenced (May 2016).
Acquired NATIONAL STUDENTS INFORMATION CENTER (M&A) (November 2016).
Business expansion is targeted in the market for rental residence management.

FY2016 Q2 (First Six Months) Operating Results

Both revenue and income decreased mainly due to a decline in gains on the sales of buildings for investors, although respective businesses remained firm.

(¥ billion)	Q2 First Six Months (ended Sep-30)			Full-year (ended March-31)		Progress	Compared to the same period last year
	FY2015	FY2016	Comparison	FY2015	FY2016 Forecast*		
Operating revenue	351.3	319.3	(32.0)	815.5	830.0	38.5%	□ Operating revenue, Operating income Both revenue and income decreased mainly due to a decline in gains on the sales of buildings for investors, despite solid financial results achieved against a backdrop of solid market situations.
Operating income	29.5	25.3	(4.2)	68.8	73.0	34.7%	
Non-operating income	0.6	0.5	(0.0)	1.2	—	—	
Non-operating expenses	6.4	5.6	(0.8)	13.6	—	—	
Ordinary income	23.7	20.3	(3.4)	56.4	61.0	33.3%	□ Profit attributable to owners of parent Income decreased because losses were posted in light of the damage incurred by golf courses as a result of the Kumamoto earthquakes.
Extraordinary income	—	0.2	0.2	0.3	—	—	
Extraordinary losses	—	1.2	1.2	9.9	—	—	
Income before income taxes and minority interests	23.7	19.3	(4.4)	46.8	—	—	
Profit attributable to owners of parent	14.8	10.3	(4.5)	28.7	31.5	32.8%	
Total assets	2,006.6	2,088.6	81.9	1,984.4	—	—	
Interest-bearing Debt	1,165.4	1,230.8	65.4	1,106.1	1,140.0	—	
Equity	407.0	421.0	13.9	418.8	—	—	
Equity ratio	20.3%	20.2%	(0.1)P	21.1%	—	—	
DE ratio	2.9	2.9	0.1	2.6	2.6	—	
Net cash provided by (used in) operating activities	2.3	(60.5)	(62.9)	87.9	—	—	* We revised some of our full-year consolidated results forecasts on November 9, 2016. The full-year forecasts after the revision are stated (common to all pages).
Net cash provided by (used in) investment activities	(65.8)	(46.6)	19.2	(112.4)	—	—	
Net cash provided by (used in) financing activities	35.0	126.5	91.5	(30.5)	—	—	
Cash and cash equivalents at end of period	67.2	62.2	(5.0)	39.9	—	—	

* Figures in brackets in the table show amounts posted, and figures with the mark + or figures in parentheses show increases or decreases. (The same will apply in the following pages.)

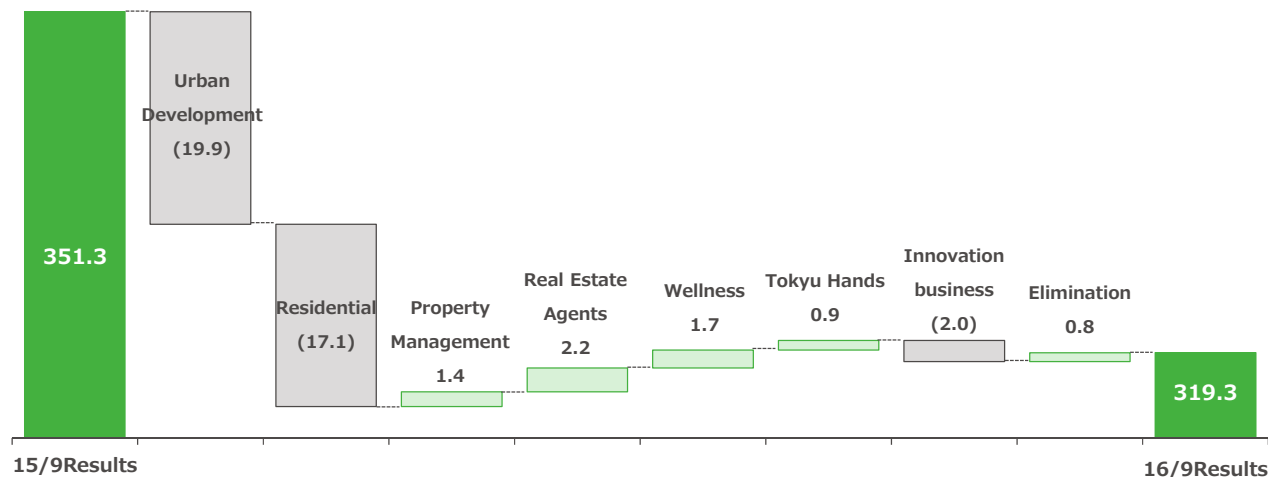
FY2016 Q2 (First Six Months) Segment performance

Both revenue and income decreased mainly because of a decline in gains on sales in the urban development and residential segments.

〈Changes in revenue〉

(¥billion)

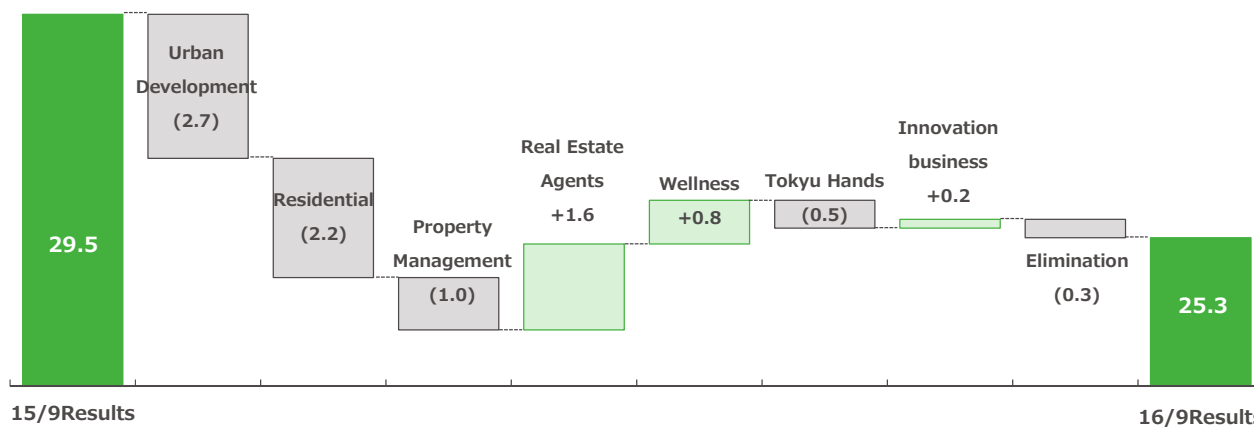
	FY2015 2Q	FY2016 2Q	Comparison
Results	351.3	319.3	(32.0)



〈Changes in income〉

(¥billion)

	FY2015 2Q	FY2016 2Q	Comparison
Results	29.5	25.3	(4.2)



Summary of balance sheets

Both assets and debt rose largely because of increases in properties for sales and interest-bearing debt.

(¥ billion)	FY2015	FY2016	Comparison	Compared to the end of the previous fiscal year
	As of Mar-31, 2016	As of Sep-30, 2016		
Cash and deposits	40.2	62.4	22.1	
Real estate for sale	364.4	430.2	65.8	<input type="checkbox"/> Real estate for sale Increased in buildings and condominiums for leasing and land sales
Property and equipment, Intangible assets	1,207.7	1,229.8	22.1	<input type="checkbox"/> Property and equipment, Intangible assets Increased 22.1 billion yen, largely as a result of investments associated with redevelopment and new investments
Goodwill	75.9	73.6	(2.3)	
Other investments	203.2	198.5	(4.8)	
Accounts receivable etc.	34.2	24.6	(9.6)	
Other	58.8	69.6	10.8	
Total assets	1,984.4	2,088.6	104.2	[Reference] (As of Mar-31, 2016) Market value appraisal for leased properties Year-end book value: ¥866.9 billion Year-end market value: ¥967.7 billion Difference: + ¥100.8 billion
Interest-bearing Debt	1,106.1	1,230.8	124.7	<input type="checkbox"/> Interest-bearing debt Increased 124.7 billion yen, mainly reflecting the acquisition of assets.
Guarantee and lease deposits received	174.1	174.8	0.7	
Deposits	54.3	51.8	(2.5)	
Trade payables etc.	81.2	60.9	(20.3)	
Other	146.3	145.4	(0.9)	
Total liabilities	1,562.0	1,663.7	101.7	
Equity	418.8	421.0	2.2	<input type="checkbox"/> Equity ratio 20.2% (As of Mar-2016, 21.1%)
Non-controlling interests	3.6	3.9	0.3	
Total net assets	422.4	424.9	2.5	

FY2016 Forecast (Operating Results)

Higher revenue and income are expected, particularly in the Wellness business and Residential business segments.

Full-year (ended Mar-31) (¥ billion)	FY2015 Mar-2016	FY2016 Mar-2017 Forecast	Comparison	Initial Forecast	Projected Change	Compared to the same period last year
Operating Revenue	815.5	830.0	14.5	840.0	(10.0)	<input type="checkbox"/> Operating Revenue Operating revenue, which decreased mainly due to lump-sum sales of land in the residential segment, is expected to climb, reflecting a rise in sales in all other segments.
Operating income	68.8	73.0	4.2	73.0	—	<input type="checkbox"/> Operating income Operating income is forecast to increase, mainly in the wellness segment that remains strong and the residential segment that expects an improvement in profitability of condominiums, as well as the improved performance of the innovation business.
Non-operating income	1.2	—	—	—	—	
Non-operating expenses	13.6	—	—	—	—	
Ordinary income	56.4	61.0	4.6	61.0	—	
Extraordinary income	0.3	—	—	—	—	
Extraordinary losses	9.9	—	—	—	—	
Income before income taxes and minority interests	46.8	—	—	—	—	
Profit attributable to owners of parent	28.7	31.5	2.8	31.5	—	
Total assets	1,984.4	—	—	—	—	<input type="checkbox"/> Interest-bearing Debt Interest-bearing debt will increase mainly due to new investments
Interest-bearing Debt	1,106.1	1,140.0	33.9	1,140.0	—	
Equity	418.8	—	—	—	—	<input type="checkbox"/> DE ratio The DE ratio will be maintained at 2.6 through the enhancement of equity.
Equity ratio	21.1%	—	—	—	—	
DE ratio	2.6	2.6	—	—	—	
Dividends per share	¥ 12	¥ 13	¥ 1	¥ 13	—	<input type="checkbox"/> Dividends per share An increase in annual dividend to 13 yen per share is scheduled.
Dividend payout ratio	25.4%	25.1%	(0.3)P	25.1%	—	

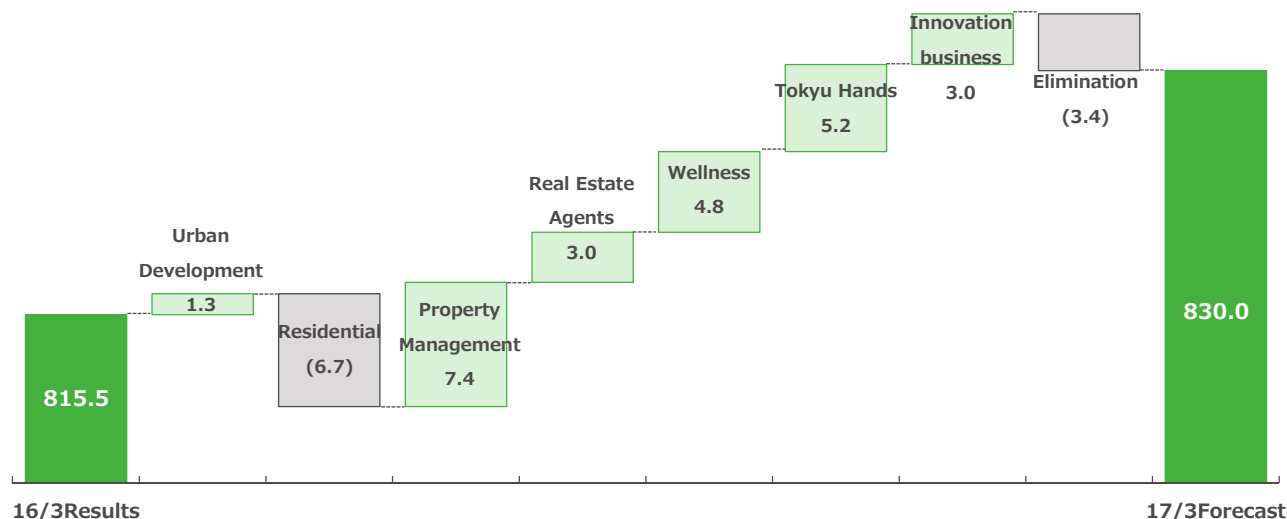
FY2016 Forecast (Segment performance)

Income in the Urban Development business segment is expected to decline due to reduced gains on sales. However, this decline will be offset by other segments.

〈Changes in revenue〉

(¥billion)

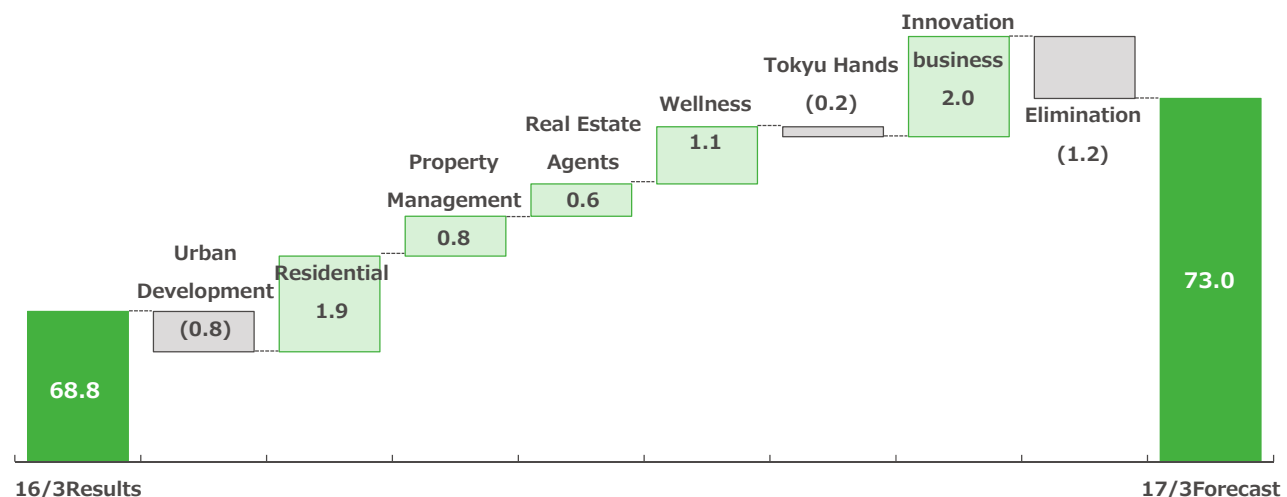
FY2015 Results	FY2016 Forecast	Comparison
815.5	830.0	+14.5



〈Changes in income〉

(¥billion)

FY2015 Results	FY2016 Forecast	Comparison
68.8	73.0	+4.2



Urban Development(1) FY2016 Q2(First Six Months)

Q2: Decrease revenue and income FY2016: Increase revenue and Decrease income

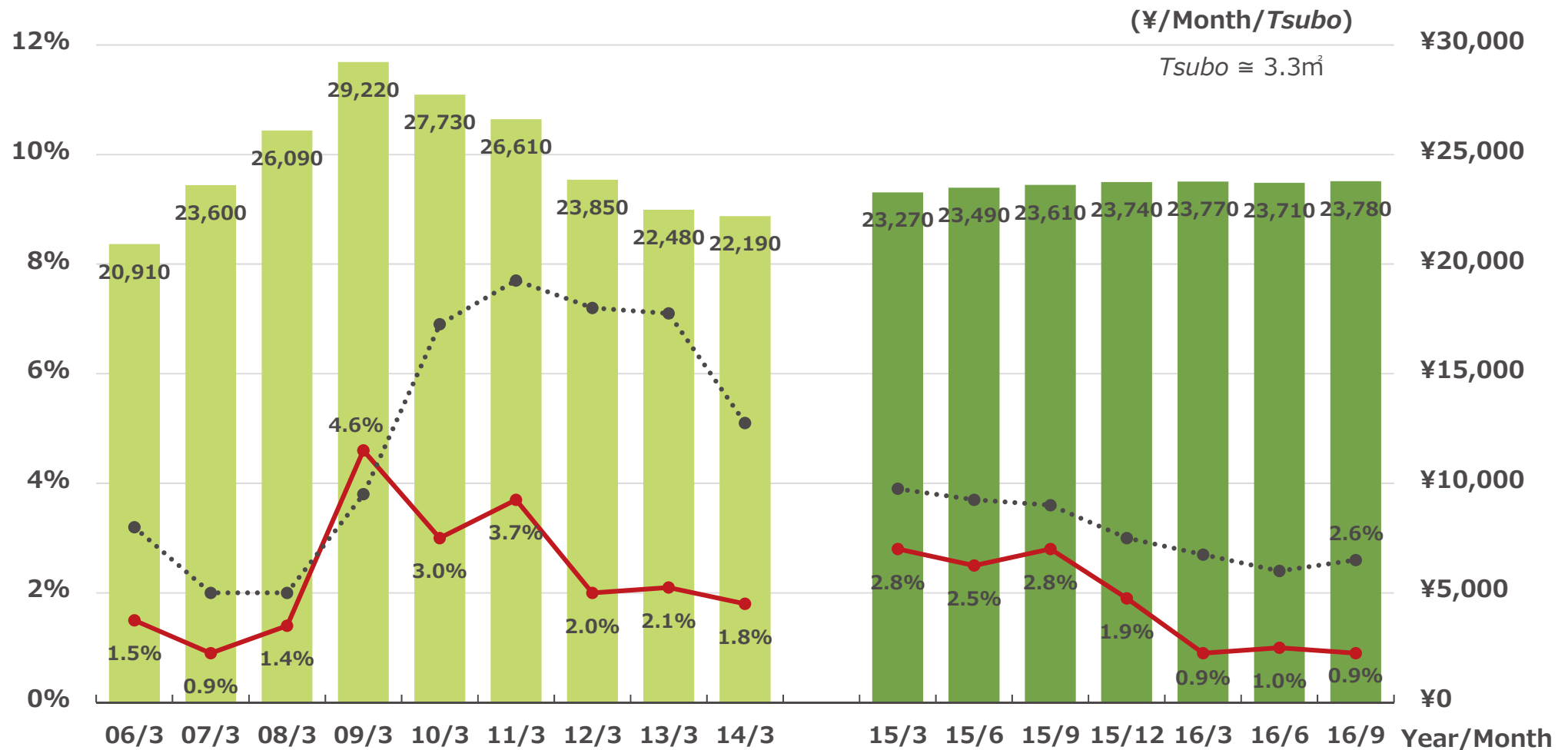
Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	99.9	80.0	(19.9)	30.8%
Leasing (Office buildings)	19.4	19.0	(0.3)	
Leasing (Commercial facilities)	19.9	21.8	2.0	
Asset management etc.	34.9	10.8	(24.2)	
Leasing (Residence) etc.	25.8	28.4	2.6	
Operating income	22.7	20.0	(2.7)	45.5%

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	Comparison
Operating revenue	258.7	260.0	1.3	243.4	16.6
Leasing (Office buildings)	38.1	37.9	(0.3)	37.8	0.0
Leasing (Commercial facilities)	39.3	43.6	4.3	42.5	1.1
Asset management etc.	126.6	111.3	(15.4)	102.4	8.8
Leasing (Residence) etc.	54.7	67.2	12.6	60.6	6.6
Operating income	44.8	44.0	(0.8)	43.3	0.6

Urban Development(2) Vacancy Rate and Rent

As of Sep 30, 2016 Vacancy rate 0.9%

(Tenants actually moving in and out, Office buildings and commercial facilities)



Light Green Bar: Tokyu Land Corp Average office rent (Fiscal year)*

Dark Green Bar: Tokyu Land Corp Average office rent (quarter)*

Red Line: Tokyu Land Corp (All regions)

Dotted Line: Tokyo 23districts**

* The average office rents of the Company presented include common area service expenses.

** 「Tokyo 23districts」 ...Date Source : CBRE K.K. 「Japan Office MarketView」

Urban Development(3)Major projects

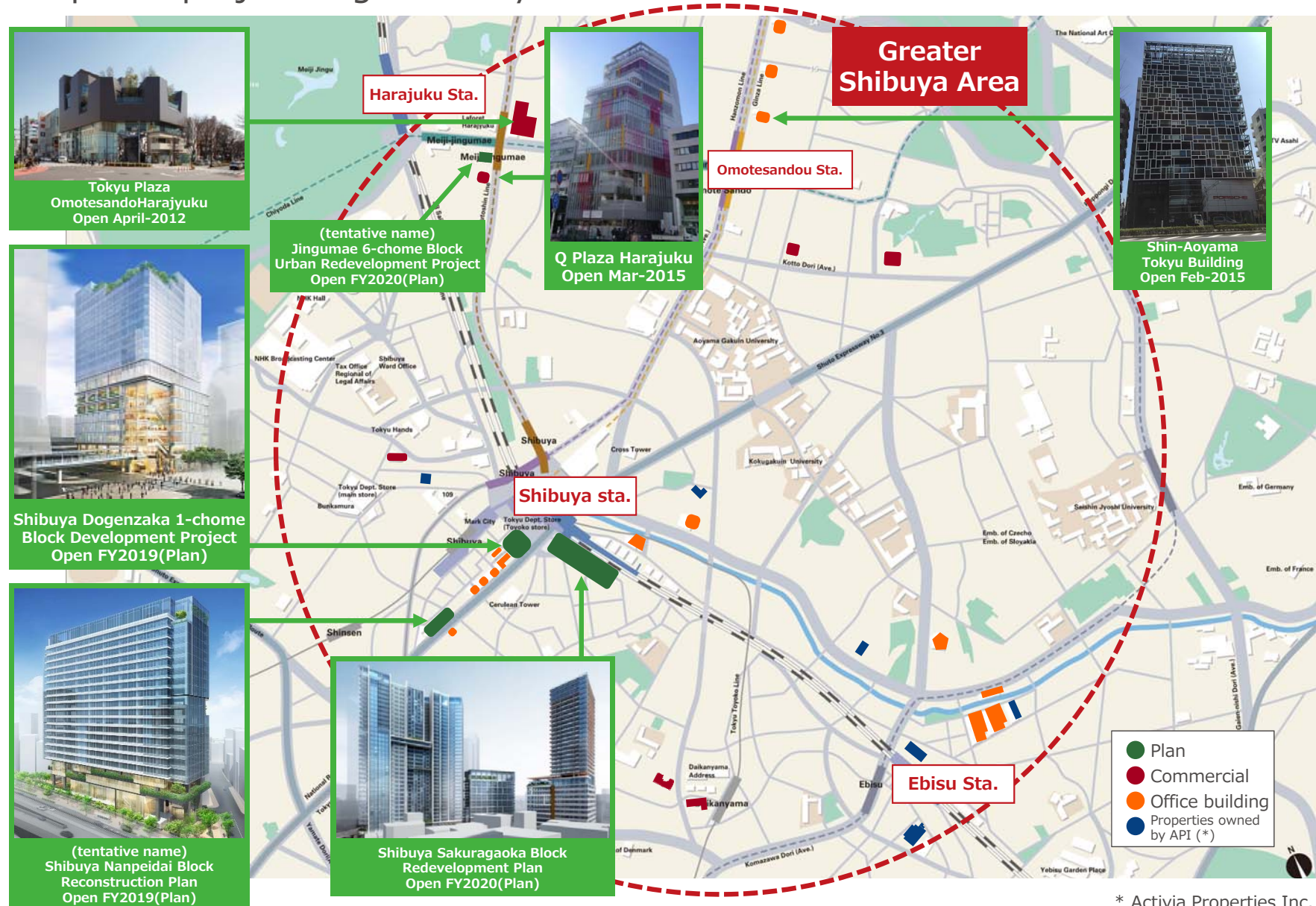
FY	Projects	Usage	Floor space* (thousand m ²)	Open
2015	CROSS PLACE Hamamatsucho	Office	12	Apr- 15 (Acquired)
	Morinomiya Q's MALL BASE (Building with land lease rights)	Commercial	24	Apr- 15
	Futako Tamagawa Rise (Phase II Project)	Office/Commercial	157	Apr- 15
	Market Square Kawasaki East (Subleased)	Commercial	30	Feb- 16
	Tokyu Plaza Ginza	Commercial	51	Mar- 16
2016	AXALL ROPPONGI	Commercial	5	Sep- 16 (Acquired)
2017	MM21-32 Block Office Project	Office	55	FY2017
	Tamagawa 2-chome Project**	Commercial	3	FY2017
	Ginza 1-chome Project**	Commercial	1	FY2017
	Shimbashi 3-chome Project**	Hotel/Commercial	4	FY2017
	Shinsaibashi-suji 2-chome Project**	Commercial	1	FY2017
2019	Shibuya Nampeidai Project**	Office	46	FY2019
	Higashi Ikebukuro Cinema Complex Project**	Cinema/commercial	17	FY2019
	Shibuya Dogenzaka 1-chome Block Development Project	Office/Commercial	59	FY2019
2020	Urban Redevelopment "Step Up" Project Takeshiba District (Building with land lease rights)	Office/Commercial/housing	200	FY2020
	Jingumae 6-chome Block Urban Redevelopment Project**	Commercial/Public facilities	22	FY2020
	Shibuya Sakuragaoka Block Redevelopment Plan	Office/Commercial/housing	250	FY2020

*Floor space of all the projects (before taking our equity into account)

** tentative name

Urban Development(4) Major projects Greater Shibuya Area

Construction for the Dogenzaka 1-chome project started in March 2016, while work on the Nanpeidai project began in July.



* Activia Properties Inc.

Urban Development(5)Major projects <Ginza · Takeshiba>

Tokyu Plaza Ginza opened in March 2016, and construction for the Takeshiba project started in May.



Tokyu Plaza Ginza
Usage : Commercial
Floor Space : approx. 51,000m²
Open : Mar-31, 2016



Urban Redevelopment "Step Up" Project
Takeshiba District
Usage : Office·housing·Commercial
Floor Space : approx. 200,000m²
Open : FY2020 (Plan)

Urban Development(6) New projects <Commercial facilities>

Five facilities of the commercial development project will open in FY2017 and FY2019

Tamagawa 2-chome Project *



3 Floors above ground
1 Floors below
Usage: Commercial
Floor Space: approx. 3,000㎡
Construction start: May-2016
Open FY2017 Spring (Plan)

Shimbashi 3-chome Project *



12 Floors above ground
Usage: Hotel, Commercial
Floor Space: approx. 4,000㎡
Construction start: August-2016
Open FY2017 Winter (Plan)

Higashi Ikebukuro
Cinema Complex Project *



14 floors above ground and two below
Usage: Commercial, Movie theater
Floor Space: approx. 17,000㎡
Open FY2019 (Plan)

Ginza 1-chome Project *



7 Floors above ground
1 Floors below
Usage: Commercial
※Change of use from an office building to a commercial facility
Floor Space: approx. 1,000㎡
Construction start: Sep-2016
Open 2017 Spring (Plan)

Shinsaibashi-suji 2-chome Project *

2 Floors above ground 1 Floors below
Usage: Commercial
Floor Space: approx. 1,000㎡ Open FY2017 (Plan)

* tentative name

Residential(1) FY2016 Q2(First Six Months)





Q2: Decrease revenue and income FY2016: Decrease revenue and Increase income

Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	45.3	28.2	(17.1)	25.4%
Condominiums	34.2	23.6	(10.6)	
Detached housing	3.5	4.2	0.7	
Others	7.6	0.4	(7.2)	
Operating income	1.4	(0.9)	(2.2)	—

Full-year (¥ billion)	FY2015	FY2016 forecast	Comparison	Initial forecast	Comparison
Operating revenue	117.7	111.0	(6.7)	116.7	(5.7)
Condominiums	87.6	97.4	9.9	107.9	(10.4)
Detached housing	7.5	8.8	1.3	8.2	0.6
Others	22.7	4.7	(17.9)	0.6	4.1
Operating income	7.0	8.9	1.9	8.9	—

Residential(2) Outline of condominium

Growth in revenue is expected from the strong sales of high-end properties in the fiscal year ending March 31, 2017.

FY	FY2014	FY2015	FY2016 Forecast	FY2017 Forecast
No. of units sold	Total 2,027units	Total 1,892units	Total 1,582units (Plan)	–
Revenue (¥ billion)	89.7 from the previous year (43.6)	87.6 from the previous year (2.1)	97.4 (Plan) from the previous year +9.9	Acquired land for total about 8,700units to be delivered on or after next fiscal year
Beginning-of-year contract ratio	44%	34%	57%→84% (As of September 30, 2016)	
Year-end inventory of completed units	303	396	229 (As of September 30, 2016)	
Major derevery condo	ATLAS BRANZ TOWER Mikawashima 313units (50%)	Branz City Shinagawa Katsushima 356units (100%)	Branz Tower Minatomirai 228units (100%)	
Condominiums Number of units refers to the number of units for sale () ownership ratio				
	Branz Ichigao Hilltop 140units (75%) Branz Futako Tamagawa 58units (100%) Branz Takarazuka Umeno-cho 140units (100%)	Branz Totsuka 109units (100%) Branz Tower・Wellith shinsaibashi 246units (65%) Branz City Abeno Ouji-cho 318units (100%)	Branz The House 1bancho 56units (100%) Branz City Kugahara 278units (100%) Branz Kakogawa ekimae 150units (60%)	Branz Shibuya Tokiwamatsu 72units(85%) Branz Tower midosujihommachi 276units(50%) Branz Tower・Wellith shinsaibashi SOUTH 202units(65%)
Purchase of land for sales (¥ billion)	71.7 (2,853units)	52.2 (2,847 units)	45.0 (Plan) Q2: 18.7 (638 units)	– –

Property Management(1) FY2016 Q2(First Six Months)

Q2: Increase revenue and Decrease income FY2016: Increase revenue and income

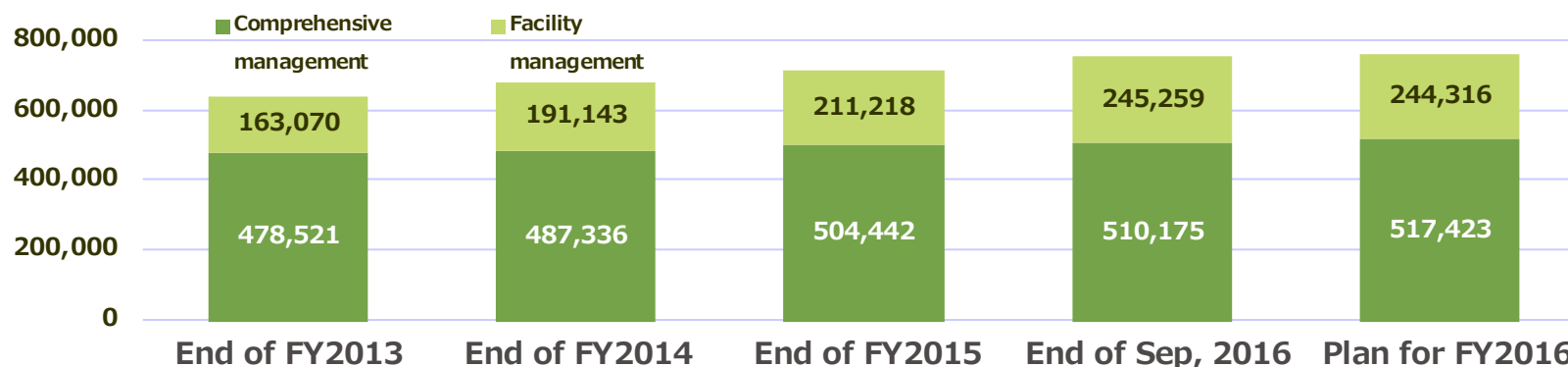
Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	68.9	70.3	1.4	46.0%
Condominium	48.9	50.6	1.7	
Buildings and Other facilities	20.0	19.6	(0.3)	
Operating income	3.8	2.8	(1.0)	31.7%

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	comparison
Operating revenue	145.2	152.6	7.4	152.6	-
Condominium	105.6	111.5	5.9	111.8	(0.3)
Buildings and Other facilities	39.6	41.1	1.5	40.8	0.3
Operating income	8.0	8.8	0.8	9.0	(0.2)

Property Management(2) Stock of properties

The number of management contracts for both condominiums and other buildings increased as planned, resulting in growth in property stock under management.

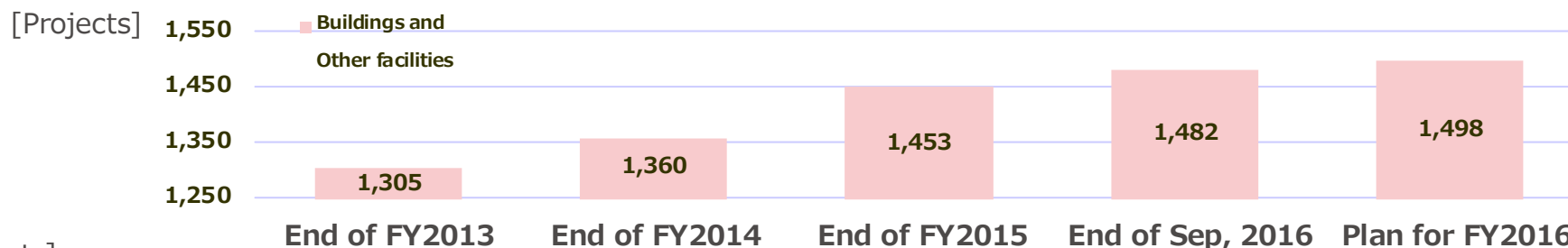
〈Trend in stock of comprehensive condominium management and facility management in number of units〉



[Units]

Number of condominium units under management (Change from the end of preceding fiscal year)	641,591 (+23,904)	678,479 (+36,888)	715,660 (+37,181)	755,434 (+39,774)	761,739 (+46,079)
Under comprehensive management	478,521	487,336	504,442	510,175	517,423
Under facility management	163,070	191,143	211,218	245,259	244,316

〈Trend in stock of management of buildings and other facilities〉



[Projects]

Buildings and Other facilities (Change from the end of preceding fiscal year)	1,305 (25)	1,360 + 55	1,453 + 93	1,482 + 29	1,498 + 45
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Real Estate Agents(1) FY2016 Q2(First Six Months)

Q2: Increase revenue and income FY2016: Increase revenue and income

Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	34.5	36.8	2.2	44.1%
Real-estate sales agent	22.8	25.3	2.5	
Consignment sales	1.1	1.2	0.2	
Real-estate sales	8.8	9.1	0.3	
Other	1.8	1.1	(0.7)	
Operating income	4.0	5.6	1.6	51.7%

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	Comparison
Operating revenue	80.3	83.3	3.0	83.3	-
Real-estate sales agent	48.4	51.8	3.4	51.3	0.5
Consignment sales	2.7	3.0	0.3	3.3	(0.3)
Real-estate sales	26.3	26.3	(0.0)	26.5	(0.2)
Other	3.0	2.3	(0.7)	2.3	(0.0)
Operating income	10.2	10.9	0.6	10.5	0.3

Real Estate Agents(2) Performance indicators in sales agency operations

Both the number of transactions and average handling prices increased in the retail business, driven by the strong market conditions.

	FY2016 Q2		
	Retail	Wholesale	Total
No. of transactions (Rate of change YoY)	11,000 +9.2%	487 (6.3)%	11,487 +8.4%
Amount of transactions (Rate of change YoY)	399.9 billion yen +11.0%	111.0 billion yen (61.2)%	510.9 billion yen (21.0)%
Average handling price (Rate of change YoY)	36 million yen +1.6%	228 million yen (58.6)%	44 million yen (27.1)%
Commission fee ratio	4.7%	4.0%	4.6%

	FY2015		
	Retail	Wholesale	Total
No. of transactions (Rate of change YoY)	20,851 +12.3%	1,088 +9.3%	21,939 +12.1%
Amount of transactions (Rate of change YoY)	750.6 billion yen +15.1%	461.0 billion yen +28.6%	1,211.6 billion yen +19.9%
Average handling price (Rate of change YoY)	36 million yen +2.5%	424 million yen +17.6%	55 million yen +6.9%
Commission fee ratio	4.7%	2.4%	3.9%

Highlights
<p>□Retail (Result)</p> <ul style="list-style-type: none"> ·Revenue increased based on growth both in the number of transactions and average handling price. 7 new stores opened (Kunitachi, Koenji, Sendai-higashiguchi, Toyonaka, etc.)
<p>□Wholesale (Result)</p> <ul style="list-style-type: none"> ·The commission fee ratio improved (from 1.7% to 4.0%), although average handling prices declined (from 5.5 million yen to 2.28 million yen) due to a backlash following the completion of large-scale properties in the same period of the previous year.

	FY2016 (Plan)		
	Retail	Wholesale	Total
No. of transactions (Rate of change YoY)	23,120 +10.9%	1,082 (0.6) %	24,202 +10.3%
Amount of transactions (Rate of change YoY)	830.5 billion yen +10.6%	251.5 billion yen (45.4) %	1082.0 billion yen (10.7) %
Average handling price (Rate of change YoY)	36 million yen (0.2) %	232 million yen (45.1) %	45 million yen (19.0) %
Commission fee ratio	4.7%	4.2%	4.5%

Wellness(1) FY2016 Q2(First Six Months)

Q2: Increase revenue and income FY2016: Increase revenue and income

Second Quarter First Six Months (¥ billion)	FY2016 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	42.1	43.8	1.7	46.1%
Operation of resort facilities*	14.9	14.9	0.0	
Oasis (Sports Clubs)	8.2	8.4	0.3	
Senior housing	3.2	3.1	(0.1)	
TOKYU STAY (Hotels)	4.2	5.0	0.8	
Consignment welfare	3.8	4.4	0.5	
Sales of country houses and membership	1.8	2.1	0.3	
Other	6.0	5.9	(0.1)	
Operating income	1.5	2.3	0.8	30.9%

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	Comparison
Operating revenue	90.2	95.0	4.8	98.5	(3.5)
Operation of resort facilities*	34.9	36.1	1.2	36.4	(0.3)
Oasis (Sports Clubs)	16.4	17.0	0.6	17.0	0.1
Senior housing	6.5	6.4	(0.1)	6.3	0.0
TOKYU STAY (Hotels)	8.7	9.9	1.2	9.8	0.1
Consignment welfare	7.7	8.7	1.0	8.7	(0.1)
Sales of country houses and membership	4.2	5.3	1.1	8.6	(3.3)
Other	11.9	11.7	(0.2)	11.6	0.1
Operating income	6.4	7.6	1.1	7.5	0.0

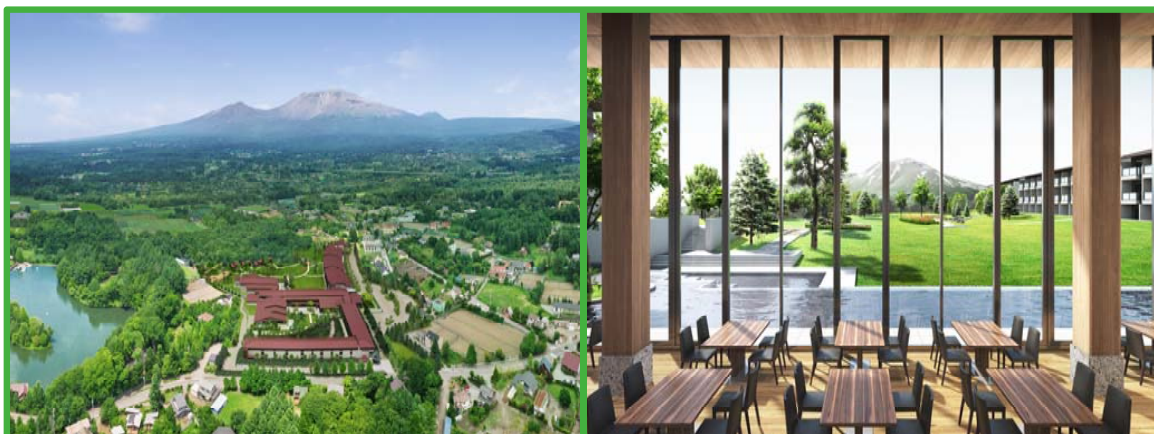
* Sales at golf courses, Tokyu Harvest Club facilities, and ski resorts

Wellness(2) Major projects

New openings of Tokyu Stay hotels are planned in and after 2017, including those for regional cities.

Type	Major project	Usage	Open
Tokyu Stay	Tokyu Stay Ginza Tokyu Stay Sengakuji* Tokyu Stay Karasuma Oike* Tokyu Stay Fukuoka*	Urban-type business hotel	Mar-2016 FY2017 FY2017 FY2018
Harvestclub	Tokyu Harvestclub Karuizawa&VIALA*	Membership Resort Hotel	FY2018
Senior housing	Grancree Setagaya Nakamachi Tōkaichiba project *	Senior housing (・ condominium) Senior housing (・ condominium・ etc.)	FY2017 FY2019
Other	Hyatt Regency Seragaki Island Okinawa	Resort Hotel	FY2018

* tentative name



Tokyu Harvestclub karuizawa&VIALA
Open FY2018 (Plan)



Hyatt Regency Seragaki Island Okinawa
Open FY2018 (Plan)

Tokyu Hands FY2016 Q2(First Six Months)

Q2: Increase revenue and Decrease income FY2016: Increase revenue and Decrease income

Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	47.4	48.4	0.9	47.9%
Operating income	0.3	(0.2)	(0.5)	—

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	Comparison
Operating revenue	95.7	100.9	5.2	102.3	(1.4)
Operating income	1.1	0.9	(0.2)	0.9	—

Innovation Business FY2016 Q2(First Six Months)

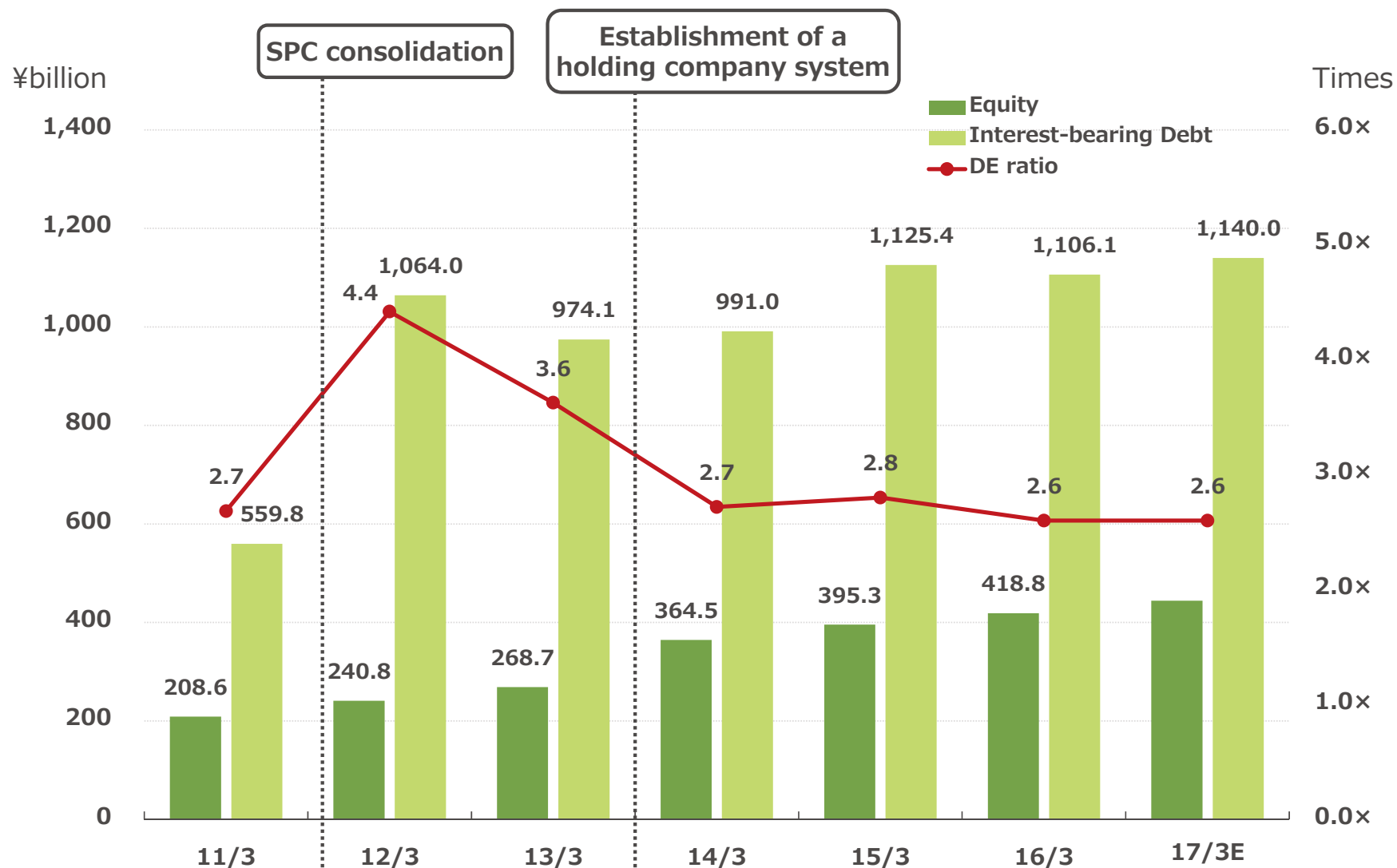
Q2 Decrease revenue and Increase income FY2016: Increase revenue and income

Second Quarter First Six Months (¥ billion)	FY2015 Q2(Apr-Sep)	FY2016 Q2(Apr-Sep)	Comparison	Progress
Operating revenue	24.0	22.0	(2.0)	40.5%
Operating income	(1.6)	(1.4)	0.2	—

Full-year (¥ billion)	FY2015	FY2016 Forecast	Comparison	Initial forecast	Compariosn
Operating revenue	51.2	54.2	3.0	70.3	(16.0)
Operating income	(3.0)	(1.0)	2.0	(0.6)	(0.4)

Changes in Equity and Interest-bearing Debt

Rating Institution: Japan Credit Rating Agency, Ltd. Long-term : A- Short-term : J-1



Return to Shareholders

Annual dividend for the fiscal year ending March 31, 2017, will be raised to 13 yen, representing the fourth consecutive increase.



	10/3	11/3	12/3	13/3	14/3	15/3	16/3	17/3E
Net income ** (¥billion)	11.1	11.6	34.2	22.1	23.7	25.2	28.7	31.5
EPS (Yen)	20.82	21.84	64.40	41.71	41.61	41.45	47.18	51.74
Dividend payout ratio (%)	33.6	32.1	10.9	16.8	19.2	24.1	25.4	25.1

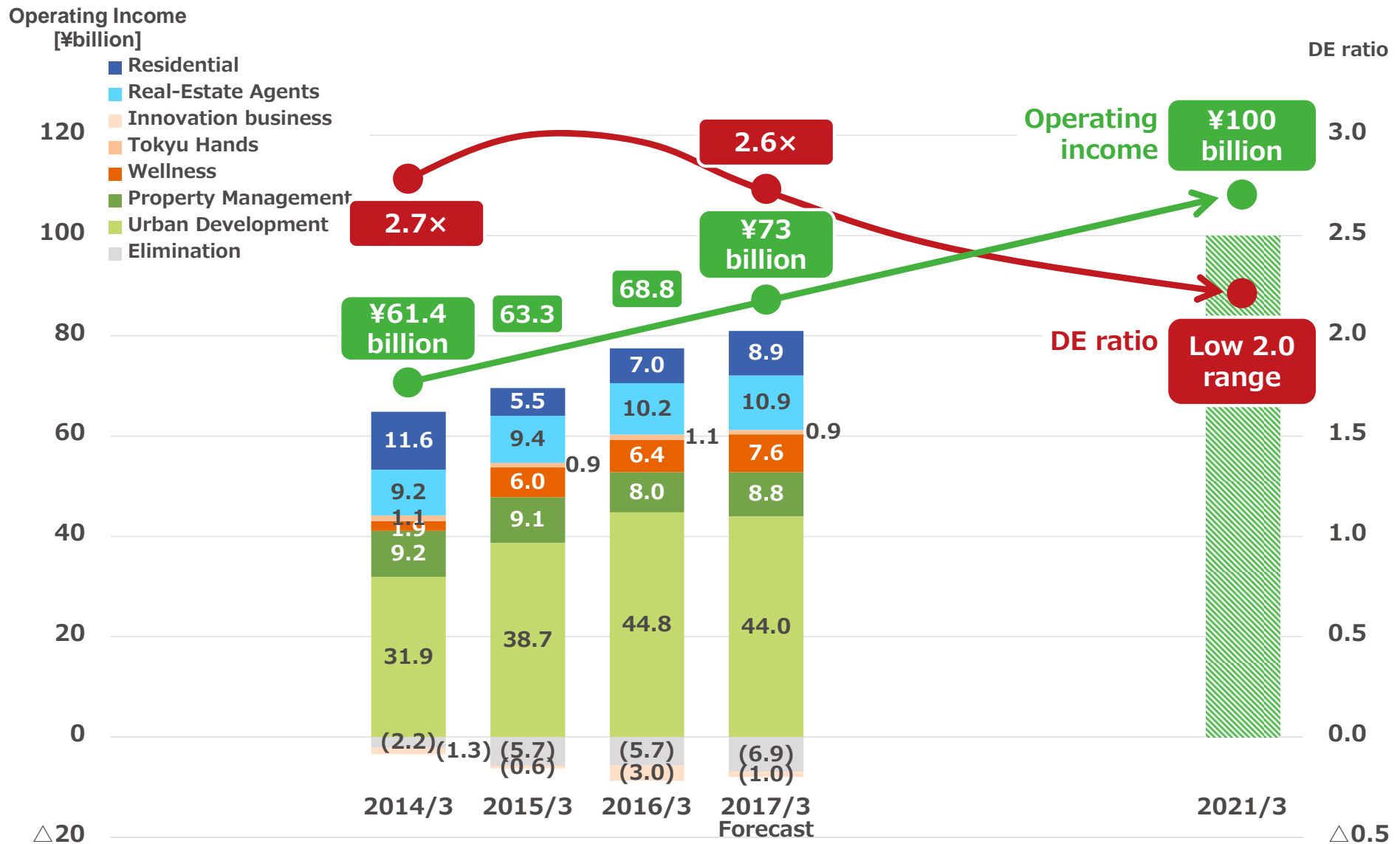
* Dividends before interim dividends for the fiscal year ended March 2014 are those paid by Tokyu Land Corporation.

** "Net income" was replaced with "profit attributable to owners of parent" in the fiscal year ended March 31, 2016.

Reference

Reference① Progress in the Medium-and Long-Term Management Plan

Forecasts for the fiscal year ending March 31, 2017, are expected to be in line with the medium-term management plan.

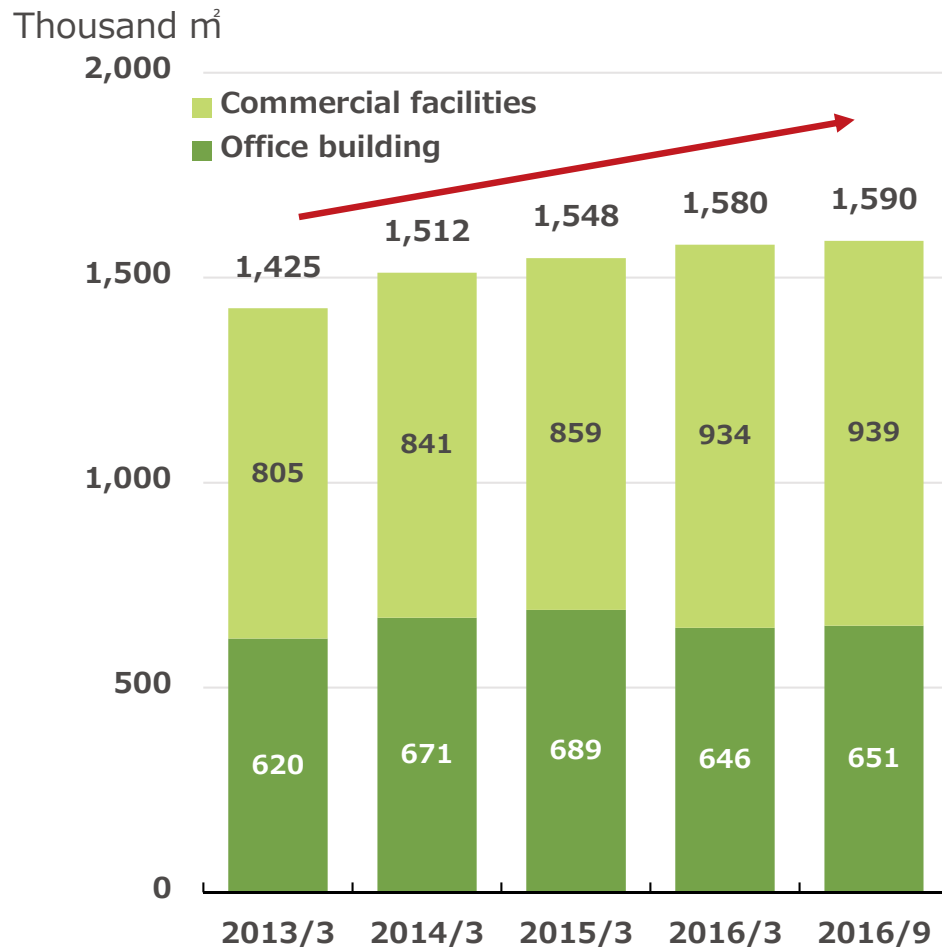


Reference② FY2016 Q2 (First Six Months) Segment performance

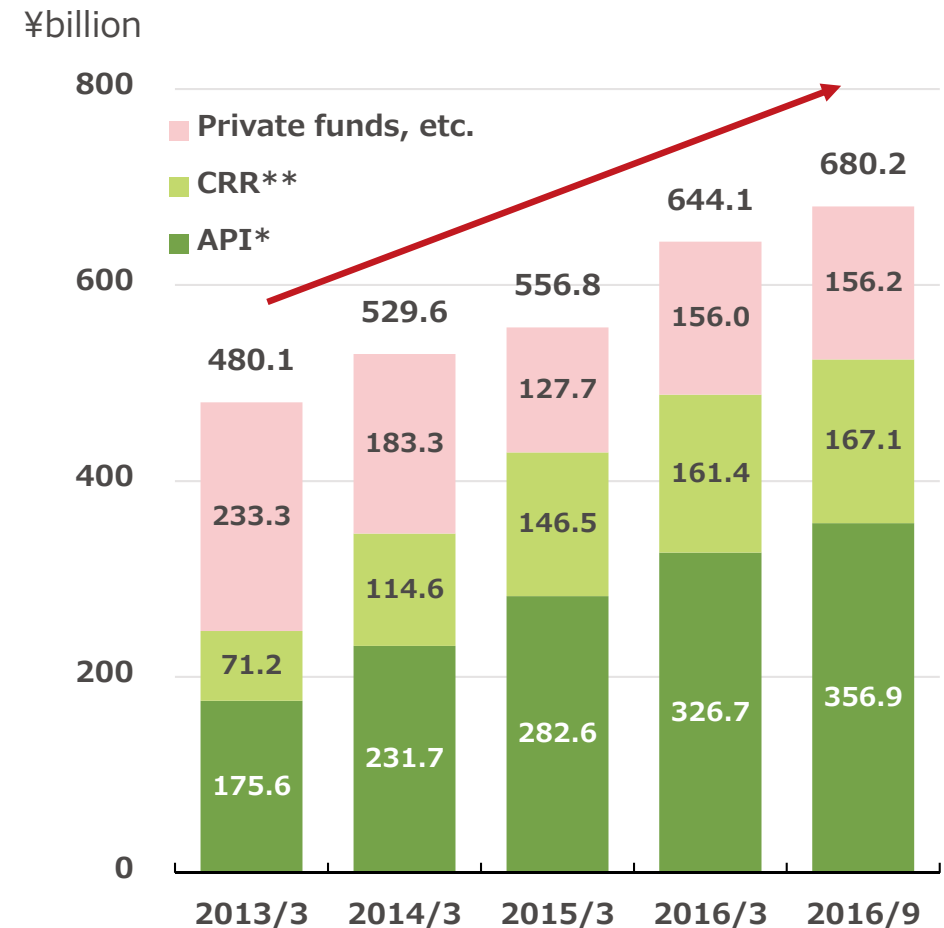
(¥ billion)	Q2 First Six Months (ended Sep 30)			Full-year (ended March 31)		Progress
	FY2015	FY2016	Comparison	FY2015	FY2016 Forecast	
Operating revenue	351.3	319.3	(32.0)	815.5	830.0	38.5%
Urban Development	99.9	80.0	(19.9)	258.7	260.0	30.8%
Residential	45.3	28.2	(17.1)	117.7	111.0	25.4%
Property Management	68.9	70.3	1.4	145.2	152.6	46.0%
Real Estate Agents	34.5	36.8	2.2	80.3	83.3	44.1%
Wellness	42.1	43.8	1.7	90.2	95.0	46.1%
Tokyu Hands	47.4	48.4	0.9	95.7	100.9	47.9%
Innovation business	24.0	22.0	(2.0)	51.2	54.2	40.5%
Elimination	(10.9)	(10.1)	0.8	(23.7)	(27.1)	—
Operating income	29.5	25.3	(4.2)	68.8	73.0	34.7%
Urban Development	22.7	20.0	(2.7)	44.8	44.0	45.5%
Residential	1.4	(0.9)	(2.2)	7.0	8.9	—
Property Management	3.8	2.8	(1.0)	8.0	8.8	31.7%
Real Estate Agents	4.0	5.6	1.6	10.2	10.9	51.7%
Wellness	1.5	2.3	0.8	6.4	7.6	30.9%
Tokyu Hands	0.3	(0.2)	(0.5)	1.1	0.9	—
Innovation business	(1.6)	(1.4)	0.2	(3.0)	(1.0)	—
Elimination	(2.7)	(3.0)	(0.3)	(5.7)	(6.9)	—

Reference③ Transition in total floor area and AUM transition

〈Transition in total floor area〉



〈AUM transition〉



* API: Activia Properties Inc.

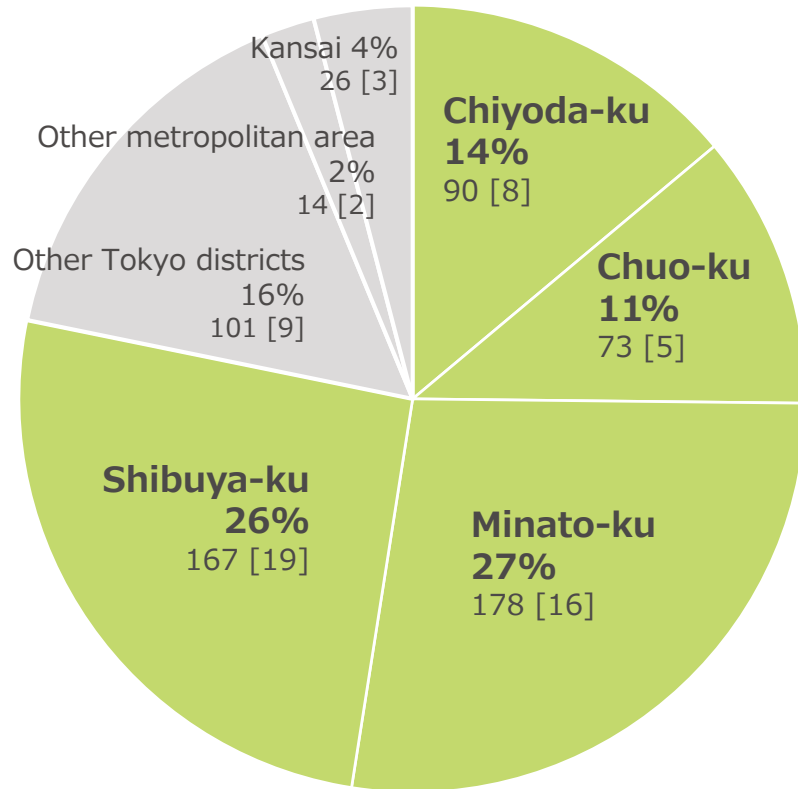
** CRR: Comforia Residential REIT, Inc

Reference④ Distribution of Office Buildings As of Sep-30, 2016

Office Buildings : Floor space 651 thousand m², Total of 62 buildings

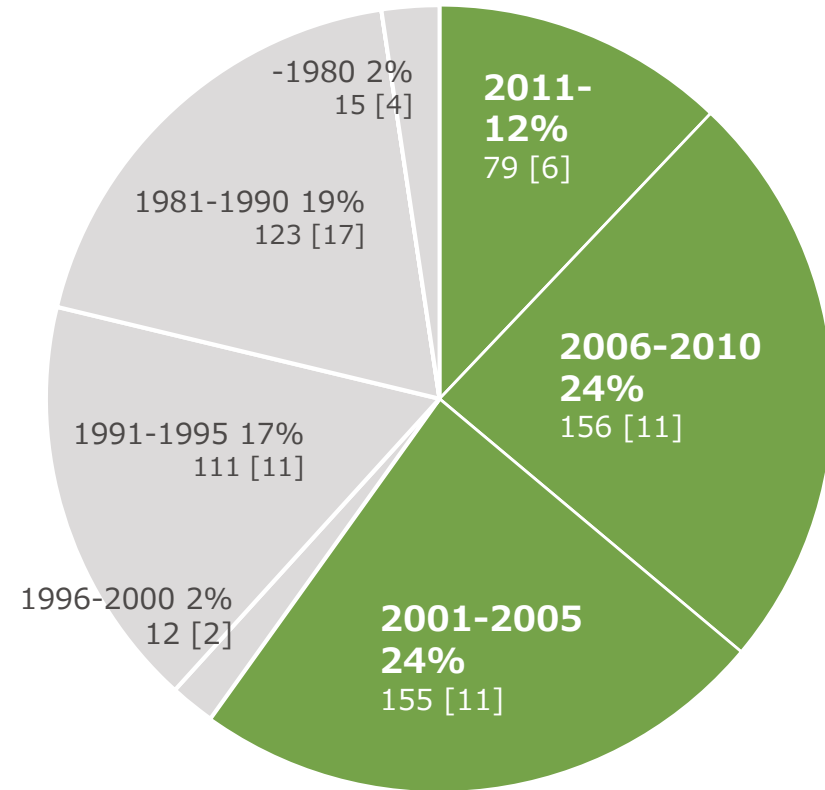
〈Area〉

Metropolitan 4districts
509thousand m² (78%) 48buildings



〈Completed year〉

After 2001
390thousand m² (60%) 28buildings



※ Office Buildings Floor space : thousand m², [] : Number of buildings

Reference⑤ Major properties [Office building]

As of the end of September 2016, the Company holds 62 buildings, located mainly in four wards in central Tokyo.

Area	No. of buildings	Major properties[Building]	Year built	Total floor space *	notes	
Tokyo Metropolitan area	Shibuya-ku	Shibuya Center Place	1983	7	  	
		Shibuya Dogenzaka Tokyu	1983	13		
		Unosawa Tokyu	1984	15		
		Ebisu Prime Square Tower	1997	35		
		Shibuya Shin-Minamiguchi	2000	7		
		Ebisu Business Tower	2003	23		
		Shibuya Square	2004	13		
		Shibuya Minami Tokyu	2005	20		
		Shibuya Place	2009	4		
	Minato-ku	16	DBC Shinagawa Tokyu	1985	22	  
			Shimbashi Center Place	1986	9	
			Hamamatsucho Square	2004	24	
			Shinagawa Tokyu	2007	21	
			Shiodome Building	2007	12	
			Minamiaoyama Tokyu	2008	12	
			Shimbashi Tokyu	2008	15	
			Spline Aoyama Tokyu	2012	8	
	Shin-Aoyama Tokyu	2015	9			
	Chiyoda-ku	8	Sanban-cho Tokyu	2001	12	  
			Ichiban-cho Tokyu	2002	20	
Ichigaya Tokyu			2004	15		
Uchisaiwaicho Tokyu			2006	14		
Kasumigaseki Tokyu			2010	19		
Cyuo-ku	5	St. Luke's Tower	1994	14	  	
		Nihombashi hon-cho Tokyu	2004	12		
		Nihombashi Maruzen Tokyu	2006	17		
Other	11	Nihombashi Front	2008	29		
		Shinjuku Island	1995	30		
		Meguro Tokyu	2003	10		
Kansai	3	Shin-Meguro Tokyu	2012	22		
		Shinsaibashi Tokyu	1982	11		
		Umeda Kita Place	2009	11		

* (thousand m²) : Floor space is the area owned by the Company (including the leased area).

Reference⑥ Major properties [Commercial facilities]

As of the end of September 2016, the Company operates 23 locations in the Tokyo area and 8 locations in Kansai and other regions.

Area	No. of facilities	Major properties [Commercial facilities]	Year built	Total floor space *	notes
Tokyo Metropolitan area	23	Tokyu Plaza Kamata	1968	28	 Tokyu Plaza Akasaka  Northport Mall  Tokyu Plaza OmotesandoHarajyuku  Abeno Q'sMALL  Tokyu Plaza Ginza  Minoh Q'sMALL  Tokyu Plaza Totsuka  Amagasaki Q'sMALL  DECKS Tokyo Beach  Morinomiya Q's MALL BASE
		Tokyu Plaza Akasaka	1969	21	
		Shibuya B E A M	1992	7	
		Sunrose Daikanyama	1992	4	
		Daini Musashino Building	1992	6	
		DECKS Tokyo Beach	1997	69	
		Minami-Aoyama Leica Building	1998	2	
		GLASSAREA AOYAMA	2002	2	
		Northport Mall	2007	141	
		Saclass Totsuka (sublease)	2009	48	
		Tokyu Plaza Totsuka	2010	10	
		Futakotamagawa rise・SC	2011	20	
		Tokyu Plaza Omotesando Harajyuku	2012	3	
		Q Plaza Harajyuku	2015	8	
		Market Square Kawasaki East (sublease)	2016	30	
Tokyu Plaza Ginza	2016	51			
Kansai・Others	8	Market Square Nakayamadera	2003	22	
		Minoh Q'sMALL	2003	30	
		Market Square SASASHIMA	2005	19	
		Amagasaki Q'sMALL	2009	164	
		Abeno Q'sMALL	2011	123	
		Tokyu Plaza Shinnagata (sublease)	2013	10	
		Morinomiya Q's MALL BASE	2015	24	

* (thousand m²) : Floor space is after conversion for ownership share.



 ***TOKYU FUDOSAN HOLDINGS***