Securities Code: 9009

Keisei Electric Railway Co., Ltd. June 7, 2011

NOTICE OF THE 168th ORDINARY GENERAL MEETING OF SHAREHOLDERS

Dear Shareholder:

You are cordially invited to attend the 168th Ordinary General Meeting of Shareholders of Keisei Electric Railway Co., Ltd. (the "Company"), which will be held on Wednesday, June 29, 2011, at 10:00 a.m. in the Rose Room on the sixth floor of KEISEI HOTEL MIRAMARE, 15-1 Honchiba-cho, Chuo-ku, Chiba-city, Chiba. The agenda is as shown below.

If you are unable to attend the meeting in person, you may exercise your voting rights in writing. Please review the attached Reference Materials for General Meeting of Shareholders, then indicate "for" or "against" for each agenda item listed on the enclosed Voting Rights Exercise Form, and post it back to the Head Office of the Company. To be valid, your proxy must be received by 6:00 p.m. on the day before the meeting (June 28, 2011).

Faithfully yours,

Tsutomu Hanada, President and Representative Director Keisei Electric Railway Co., Ltd.

1-10-3 Oshiage, Sumida-ku, Tokyo, Japan

MEETING AGENDA

Items to be Reported:

1: The Business Report, Consolidated Financial Statements for the 168th term, extending from April 1, 2010 to March 31, 2011, the Report of Accounting Auditors, and the Report of the Board of Auditors concerning the results of the audit of the Consolidated Financial Statements will be reported at the meeting.

2: The Non-consolidated Financial Statements for the 168th term, extending from April 1, 2010 to March 31, 2011, will be reported at the meeting.

Items to be Resolved:

Item 1: Approval of the appropriation of surplus for the 168th term (from April 1, 2010

to March 31, 2011)

Item 2: Election of fifteen (15) Directors
Item 3: Election of two (2) Corporate Auditors

Instructions on the exercise of your voting rights:

- 1: Exercise of your voting rights by proxy
 If you are unable to attend the meeting, you can still exercise your voting rights
 by a proxy who is also a shareholder of the Company having voting rights;
 provided, however, that the proxy submit a document proof of proxy authority.
- 2: Method of notice in case any reference materials for general meeting of shareholders or item included in attached materials is amended Please be informed that in the event any reference materials for general meeting of shareholders or item included in attached materials is amended, the Company web site furnishes such information on: http://www.keisei.co.jp/
- * If attending the meeting in person, please present the enclosed Voting Rights Exercise Form to the receptionist at the meeting. Please bring this "Notice" to conserve resources.

Note: This Document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

REFERENCE MATERIALS FOR GENERAL MEETING OF SHAREHOLDERS

Agenda items and reference materials

Item 1: Approval of the appropriation of surplus for the 168th term (from April 1, 2010 to March 31, 2011)

The Company's basic policy is to give its shareholders a stable, consistent return of profits, while ensuring the internal reserves to develop its operations as well as continuing to reinforce and stabilize the Company's fundamentals, while taking into account the Company's business performance.

Concerning the year-end dividend for the term under review, we propose the amount stated below, including a special dividend of 0.5 yen per share:

Items on year-end dividend

- 1. Type of dividend property
- 2. Items on allocation of dividend property to shareholders and its total amount 3 yen per share (ordinary dividend: 2.5 yen; special dividend: 0.5 yen), with total amount of 1,030,652,367 yen

 As we paid 2.5 yen per share as the interim dividend, the total annual dividend for the term will be 5.5 yen per share.
- 3. Effective date June 30, 2011

Item 2: Election of fifteen (15) Directors

The terms of office of all the current fifteen (15) directors expire at the conclusion of this year's Ordinary General Meeting of Shareholders. Accordingly, we hereby propose the election of fifteen (15) directors.

Details of the candidates are as follows:

No. of candidate	Name (Date of birth)	Career summary (positions and responsibilities in the Company, and significant concurrent positions)	Numbers of shares of the Company owned by the candidate
1	Tsutomu Hanada (Jan. 15, 1944)	Apr. 1966 Joined the Company Jun. 1998 Director Jun. 2000 Managing Director Jun. 2002 Senior Managing Director Jun. 2004 President (to the present) Significant concurrent positions Director of Shin-Keisei Electric Railway Co., Ltd. Executive Director of Oriental Land Co., Ltd.	159,000
2	Norio Saigusa (Feb. 11, 1949)	Apr. 1971 Joined the Company Jun. 2004 Director Jun. 2006 Managing Director Jun. 2008 Senior Managing Director Jun. 2010 Director and Vice President in charge of general operations (to the present) Significant concurrent positions Director of Shin-Keisei Electric Railway Co., Ltd.	76,000
3	Kentaro Kaneko (Jul. 18, 1948)	Jul. 2003 Vice Commandant of Japan Coast Guard Jul. 2004 President of Japan Association of Travel Agents Jun. 2006 Director of the Company Jun. 2008 Managing Director Jun. 2010 Managing Director and General Manager, Railway Headquarters (to the present) Significant concurrent positions President of Chiba Newtown Railway Co., Ltd. Senior Managing Director of Nippori Station Reorganization Co., Ltd.	53,000
4	Osamu Matsumura (Sep. 25, 1949)	Apr. 1972 Joined the Company Jun. 2006 Director Jun. 2008 Managing Director, in charge of real estate development and others (to the present)	57,000
5	Takehiro Mikoda (Jan. 16, 1953)	Apr. 2004 Executive Officer and General Manager of Fukuoka Branch of Mizuho Corporate Bank, Ltd. Jun. 2006 Director of the Company Jun. 2009 Managing Director in charge of internal audit, management supervision and group strategy (to the present) Significant concurrent positions Corporate Auditor of Shin-Keisei Electric Railway Co., Ltd.	49,000
6	Kosei Yonekawa (Mar. 30, 1950)	Apr. 1974 Joined the Company Jun. 2006 Director Jun. 2009 Managing Director in charge of general affairs and personnel (to the present)	51,000

No of	Nome			Career summary	Numbers of shares of	
No. of candidate	Name	(p	osition	s and responsibilities in the Company, and	the Company owned	
candidate	(Date of birth)	,		significant concurrent positions)	by the candidate	
		Apr.		Joined the Company		
		Jun.	2006	Director		
		Jun.	2010	President of Keisei Bus Co., Ltd. (to the		
	Ken Omuro			present)		
7	(Jan. 13, 1949)	Jun.	2010	Managing Director in charge of	47,000	
	(**************************************			management supervision of the Company		
		g	~ .	(to the present)		
				concurrent positions		
				t of Keisei Bus Co., Ltd.		
	Hiroyuki Miyata	Apr. Jun.		Joined the Company Director		
8	(Oct. 28, 1951)	Jun.		Managing Director in charge of accounting	47,000	
	(001. 20, 1)31)	Juii.	2010	(to the present)		
		Apr.	1974	Joined the Company		
		Jun.		Director		
	Hiroshi Sakayori	Jun.		Director and Deputy General Manager,	25,000	
9	(Jan. 13, 1952)			Railway Headquarters and General	35,000	
				Manager, Transportation Dept. (to the		
				present)		
		_		Joined the Company		
			May	2007	President of Chiba Kaihin-bus (to the	
10	Toshikazu Iijima			present)	16,000	
10	(Oct. 12, 1951)	(Oct. 12, 1951) Jun. 2010 Director of the Company (t Significant concurrent positions	Director of the Company (to the present)			
		_		•		
				t of Chiba Kaihin-bus		
1.1	Mitsugu Saito	_		Joined the Company	22 000	
11	(Aug. 12, 1957)	Jun.	2010	Director and General Manager, Group	23,000	
		Apr.	1082	Strategy Dept. (to the present) Joined the Company		
12	Toshiya Kobayashi	Jun.		Director and General Manager, Real Estate	27,000	
12	(Jul. 30, 1959)	Juii.	2010	Development Dept. (to the present)	27,000	
		Apr.	1982	Joined the Company		
		Jul.		General Manager attached to General		
12	*Kenji Sato			Affairs and Personnel Dept.	5 000	
13	(Jun. 8, 1959)	Jun.	2009	General Manager, Internal Audit Dept. and	5,000	
				Management Supervision Dept. (to the		
				present)		
		Apr.		Joined the Company		
	*Yukihito Mashimo	Jul.	2008	General Manager attached to General		
14	(Feb. 1, 1962)		• • • •	Affairs and Personnel Dept.	5,000	
	(100.1, 1702)	Jun.	2010	General Manager, Accounting Dept. (to the		
		A	1004	present)		
		Apr.		Joined the Company General Managar attached to General		
	*Eiioleina	Jul.	2008	General Manager attached to General Affairs and Personnel Dept.		
15	*Eiichiro Matsukami	Jun.	2000	President of Chiba Chuo Bus Co., Ltd. (to	5,000	
13	(Feb. 23, 1962)	Juil.	2009	the present)	3,000	
	(100.25, 1702)	Sioni	ficant o	concurrent positions		
		_		t of Chiba Chuo Bus Co., Ltd.		
Mata, Dana	ons marked with * are i			·	1	

Note: Persons marked with * are new candidates for directors.

Item 3: Election of two (2) Corporate Auditors

The term of office of Corporate Auditor Shinya Matsuno expires at the conclusion of this year's Ordinary General Meeting of Shareholders, while Corporate Auditor Yoshihisa Asaumi resigns as such at the conclusion of this year's Ordinary General Meeting of Shareholders. Accordingly, we hereby propose the election of two (2) corporate auditors.

With the agreement of the Board of Auditors, the following candidates are proposed.

Details of the candidates are as follows:

No. of	Name		Career summary	Numbers of shares of
candidate	(Date of birth)	(positions	the Company owned	
Candidate	(Date of offili)		positions)	by the candidate
		Oct. 1999	Director of Development Bank of Japan	
		Jun. 2003	President of Japan Economic Research	
			Institute	
		Jun. 2004	President of New Business Investment Co.,	
1			Ltd.	
	Shinya Matsuno	Jun. 2005	Corporate Auditor of the Company (to the	0
	(Feb. 15, 1945)		present)	0
	,	Jul. 2010	Board Chairman of DBJ Investment	
			Advisory Co., Ltd. (to the present)	
		Significant	concurrent positions	
			hairman of DBJ Investment Advisory Co.,	
		Ltd.	•	
		May 2005	Executive Officer of UFJ Bank Limited	
	*Takashi Muraoka	Apr. 2008	Managing Executive Officer of The Bank	0
2	(Jan. 31, 1954)	1	of Tokyo-Mitsubishi UFJ, Ltd. (to the	0
			present)	

Notes:

- 1. Shinya Matsuno and Takashi Muraoka are candidates for external corporate auditors.
- 2. The reason for selecting Shinya Matsuno and Takashi Muraoka as candidates for external corporate auditors is that as their career records show, and that we expect that they can provide us with useful advice for the Board of Directors with their executive experiences and their fine discriminations in addition to auditing the legality of our business administration objectively and neutrally.
- 3. The term of office of Shinya Matsuno as external corporate auditor of the Company will be six (6) years at the conclusion of this Ordinary General Meeting of Shareholders.
- 4. Corporate auditor candidate Takashi Muraoka is to be elected to fill the vacancy for Corporate Auditor Yoshihisa Asaumi, and for this reason his term of office is to expire, as prescribed in the Articles of Incorporation of the Company, upon expiry of the term of office of retiring Yoshihisa Asaumi.
- 5. Person marked with * is new candidate for corporate auditor.

CONSOLIDATED BALANCE SHEET

Keisei Electric Railway Co., Ltd. As of March 31, 2011

	Million yen
ASSETS	
Current assets:	
Cash and deposits	22,714
Notes receivable and accounts receivable	13,637
Land and structures for subdivision	19,061
Merchandise	2,250
Work in process	774
Raw materials and supplies	1,684
Deferred tax assets	2,880
Other current assets	10,859
Allowance for doubtful accounts	(59)
Total current assets	73,803
Fixed assets:	
Tangible fixed assets:	
Buildings and structures	269,664
Machinery and equipment	20,133
Land	139,640
Lease assets	32,766
Construction in progress	37,186
Other tangible fixed assets	1,961
Total tangible fixed assets	501,353
Intangible fixed assets:	
Goodwill	290
Lease assets	2,494
Others	10,452
Total intangible fixed assets	13,238
Investments and long-term receivables:	
Investment securities	105,956
Long-term loans receivable	667
Deferred tax assets	17,068
Other investments	5,715
Allowance for doubtful accounts	(910)
Total investments and long-term receivables	128,498
Total fixed assets	643,089
Deferred assets:	229
Total assets	717,123

CONSOLIDATED BALANCE SHEET

Keisei Electric Railway Co., Ltd. As of March 31, 2011

As of March 31, 2011	Million yen
LIABILITIES AND NET ASSETS	<u> </u>
LIABILITIES:	
Current liabilities:	
Notes payable and trade accounts payable	15,203
Short-term borrowings	89,384
Bonds and debentures due within one year	100
Lease obligations	2,572
Income taxes payable	3,272
Advance received	25,855
Allowance for employees' bonuses	2,827
Reserve for directors' bonuses	73
Allowance for loss on disaster	1,546
Other current liabilities	24,837
Total current liabilities	165,673
Fixed liabilities:	
Bonds and debentures	91,050
Long-term borrowings	141,529
Long-term accounts payable of Japan Railway Construction,	71,351
Transport and Technology Agency	71,551
Lease obligations	21,460
Deferred tax liabilities	2,114
Allowance for employees' severance and retirement benefits	32,077
Allowance for retirement benefits for directors	578
Negative goodwill	1,289
Other fixed liabilities	11,075
Total fixed liabilities	372,526
Total liabilities	538,199
NET ASSETS:	
Owners' equity	176,240
Capital stock	36,803
Capital stock Capital surplus	28,485
Retained earnings	112,920
Treasury stock	(1,969)
Accumulated other comprehensive income	(42)
Valuation difference on available-for-sale securities	126
Deferred gains or losses on hedges	(169)
Minority interests	2,726
Total net assets	178,923
Total liabilities and net assets	717,123
Total natifices and net assets	/1/,123

CONSOLIDATED STATEMENT OF INCOME

Keisei Electric Railway Co., Ltd. For the fiscal year ended March 31, 2011

Transport operating expenses and cost of sales 180,637	Million yen	
Transport operating expenses and cost of sales 180,637	237,88	Operating revenues
Selling, general and administrative expenses 36,838 217,00 Operating income 20,00 Non-operating revenues: Interests and dividend income 561 Investment income of affiliates 5,573 Other non-operating revenues 2,748 8,30 Non-operating expenses: 7,179 6 Interests expenses 7,179 7 Other non-operating expenses 1,204 8,30 Recurring income 20,30 Non-recurring income: 23,873 20 Gain on negative goodwill 1,543 3 Gain on sales of fixed assets 785 3 Other non-recurring income 140 26,50 Non-recurring losses: 24,224 4 Loss on disaster 1,636 4 Loss on valuation of investment securities 1,121 4 Loss on valuation of investment securities 1,121 4 Loss on valuation of investment securities 1,082 6 Other non-recurring losses 707 28,00 Income before incom	expenses:	Operating costs and expenses:
Non-operating revenues: Interests and dividend income 561 Investment income of affiliates 5,573 Other non-operating revenues 2,748 8,800-operating expenses: Interests expenses 7,179 Other non-operating expenses 1,204 8,500-operating expenses 1,204 8,500-operating expenses 7,179 Other non-operating expenses 20,500-operating expenses 1,204 8,500-operating income 20,500-operating income 20,500-operating income 20,500-operating income 20,500-operating income 20,500-operating income 20,500-operating income 1,543 Gain on negative goodwill 1,543 Gain on negative goodwill 1,543 Gain on sales of fixed assets 785 Other non-recurring income 140 26,500-operating income 140 26,5	ng expenses and cost of sales 180,637	Transport operating expenses and cost
Non-operating revenues: Interests and dividend income Investment income of affiliates Other non-operating revenues Non-operating expenses: Interests expenses Interests expenses Other non-operating expenses Interests expenses Other non-operating expenses Interests expenses Other non-operating expenses Recurring income Construction costs allotted and received from others Cain on negative goodwill Injection of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on valuation of investment securities Other non-recurring losses Tother non-recurring losses Other non-recurring losses Advanced by Total Assets Injection of the securities Injection of the securiti	nd administrative expenses 36,838 217,47	Selling, general and administrative exp
Interests and dividend income Investment income of affiliates Soft Investment income of affiliates Soft Other non-operating revenues Soft Interests expenses Interests expenses Interests expenses Other non-operating expenses Interests expenses Interests expenses Other non-operating expenses Construction costs allotted and received from others Construction costs allotted and received from others Gain on negative goodwill Injury Gain on sales of fixed assets Other non-recurring income Industry I	20,41	Operating income
Investment income of affiliates Other non-operating revenues Non-operating expenses: Interests expenses Other non-operating expenses Interests expenses Other non-operating expenses Recurring income Zo, Non-recurring income: Construction costs allotted and received from others Gain on negative goodwill I,543 Gain on sales of fixed assets Other non-recurring income 140 26, Non-recurring losses: Advanced depreciation loss on fixed assets 24,224 Loss on disaster I,636 Loss on valuation of investment securities I,121 Loss on asset impairment Other non-recurring losses Other non-recurring losses 707 28, ncome before income taxes and minority interests ncome taxes:		Non-operating revenues:
Other non-operating revenues Non-operating expenses: Interests expenses Other non-operating expenses Other non-operating expenses Recurring income Construction costs allotted and received from others Construction costs allotted and received from others Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses Total Recurring 1,082 Other non-recurring losses	dend income 561	Interests and dividend income
Non-operating expenses: Interests expenses 7,179 Other non-operating expenses 1,204 8,3 Recurring income 20, Non-recurring income: Construction costs allotted and received from others 23,873 Gain on negative goodwill 1,543 Gain on sales of fixed assets 785 Other non-recurring income 140 26,3 Non-recurring losses: Advanced depreciation loss on fixed assets 24,224 Loss on disaster 1,636 Loss on valuation of investment securities 1,121 Loss on asset impairment 1,082 Other non-recurring losses 707 28,3 ncome before income taxes and minority interests 18,500	ne of affiliates 5,573	Investment income of affiliates
Interests expenses 7,179 Other non-operating expenses 1,204 8,30 Recurring income 20,4 Non-recurring income: Construction costs allotted and received from others 23,873 Gain on negative goodwill 1,543 Gain on sales of fixed assets 785 Other non-recurring income 140 26,30 Non-recurring losses: Advanced depreciation loss on fixed assets 24,224 Loss on disaster 1,636 Loss on valuation of investment securities 1,121 Loss on asset impairment 1,082 Other non-recurring losses 707 28,30 ncome before income taxes and minority interests 18,40	ing revenues 2,748 8,88	Other non-operating revenues
Other non-operating expenses 1,204 8,33 Recurring income 20, Non-recurring income: Construction costs allotted and received from others 23,873 Gain on negative goodwill 1,543 Gain on sales of fixed assets 785 Other non-recurring income 140 26,33 Non-recurring losses: Advanced depreciation loss on fixed assets 24,224 Loss on disaster 1,636 Loss on valuation of investment securities 1,121 Loss on asset impairment 1,082 Other non-recurring losses 707 28,33 ncome before income taxes and minority interests 18,43	ses:	Non-operating expenses:
Recurring income Construction costs allotted and received from others Construction costs allotted and received from others Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses Other non-recurring losses 1,036 Loss on valuation of investment securities 1,121 Loss on asset impairment 1,082 Other non-recurring losses 707 28,7 ncome before income taxes and minority interests ncome taxes:	s 7,179	Interests expenses
Non-recurring income: Construction costs allotted and received from others Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses 707 28,7 18,4	ing expenses 1,204 8,38	Other non-operating expenses
Construction costs allotted and received from others Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses Other non-recurring losses 707 28, 18,400	20,91	Recurring income
Construction costs allotted and received from others Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses Other non-recurring losses 707 28, 18,400	e:	Non-recurring income:
Gain on negative goodwill Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses 707 28,7 ncome before income taxes and minority interests ncome taxes:		
Gain on sales of fixed assets Other non-recurring income Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses ncome before income taxes and minority interests 785 24,224 1,636 1,121 1,082 707 28,7 18,4	•	Gain on negative goodwill
Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses ncome before income taxes and minority interests 18,4		
Non-recurring losses: Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses ncome before income taxes and minority interests ncome taxes: 24,224 1,636 1,121 1,082 707 28,7	ng income 140 26,34	Other non-recurring income
Advanced depreciation loss on fixed assets Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses ncome before income taxes and minority interests 1,636 1,121 1,082 707 28,7 18,4		Non-recurring losses:
Loss on disaster Loss on valuation of investment securities Loss on asset impairment Other non-recurring losses ncome before income taxes and minority interests ncome taxes:		
Loss on asset impairment 1,082 Other non-recurring losses 707 28,7 Income before income taxes and minority interests ncome taxes:		
Loss on asset impairment 1,082 Other non-recurring losses 707 28,7 ncome before income taxes and minority interests ncome taxes:	of investment securities 1,121	Loss on valuation of investment securi
Other non-recurring losses 707 28,7 ncome before income taxes and minority interests ncome taxes: 18,9	pairment 1,082	Loss on asset impairment
ncome before income taxes and minority interests ncome taxes: 18,4		
0		Income taxes:
Current 6,011	6,011	Current
Deferred (108)	(108)	Deferred
Corporate and other taxes 5,5	taxes 5,90	Corporate and other taxes
·	ority interests in net income of consolidated 12,57	· · · · · · · · · · · · · · · · · · ·
	net income of consolidated subsidiaries 55	subsidiaries Minority interests in net income of conso
·	12,02	Net income

CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS

Keisei Electric Railway Co., Ltd. For the fiscal year ended March 31, 2011

(Million yen)

	Owners' equity						
	Capital	Capital	Retained	Treasury	Total Owners'		
	stock	surplus	earnings	stock	equity		
Balance as of March 31, 2010	36,803	27,938	102,947	(2,046)	165,642		
Changes of items during the period							
Dividends from surplus			(2,054)		(2,054)		
Net income			12,027		12,027		
Purchase of treasury stock				(8)	(8)		
Disposal of treasury stock		(0)		0	0		
Allotment of treasury stock by share							
exchanges		547		144	691		
Changes resulting from changes in							
shareholding ratio of affiliates				(58)	(58)		
Net changes of items other than owners'							
equity							
Total changes of items during the period	-	547	9,973	76	10,597		
Balance as of March 31, 2011	36,803	28,485	112,920	(1,969)	176,240		

	Accumulated				
	Valuation difference on available-for- sale securities	Deferred gains or losses on hedges	Total accumulated other comprehensive income	Minority interests	Total net assets
Balance as of March 31, 2010	779	(103)	675	4,750	171,069
Changes of items during the period					
Dividends from surplus					(2,054)
Net income					12,027
Purchase of treasury stock					(8)
Disposal of treasury stock					0
Allotment of treasury stock by share exchanges					691
Changes resulting from changes in shareholding ratio of affiliates					(58)
Net changes of items other than owners'					•
equity	(653)	(65)	(718)	(2,024)	(2,743)
Total changes of items during the period	(653)	(65)	(718)	(2,024)	7,854
Balance as of March 31, 2011	126	(169)	(42)	2,726	178,923

NON-CONSOLIDATED BALANCE SHEET

Keisei Electric Railway Co., Ltd. As of March 31, 2011

	Million yen
ASSETS	·
Current assets:	
Cash and deposits	6,345
Fares receivable	2,745
Accounts receivable	1,015
Lease investment assets	2,127
Short-term loans receivable	2,270
Land and structures for subdivision	19,493
Supplies	1,235
Prepaid expenses	1,078
Deferred tax assets	1,240
Other current assets	3,517
Allowance for doubtful accounts	(9)
Total current assets	41,061
Fixed assets:	
Tangible fixed assets:	
Fixed assets, railway operations	239,604
Fixed assets, real estate development operations	92,881
Fixed assets related to each operation	2,430
Construction in progress	37,108
Investment and other assets	102,665
Stocks of associated companies	69,019
Investment securities	6,380
Long-term loans receivable	23,320
Deferred tax assets	2,686
Other investments	1,258
Total fixed assets	474,690
Deferred assets:	229
Corporate debenture issue cost	229
Total assets	515,982

NON-CONSOLIDATED BALANCE SHEET

Keisei Electric Railway Co., Ltd. As of March 31, 2011

	Million yen
LIABILITIES AND NET ASSETS	
LIABILITIES:	
Current liabilities:	
Short-term borrowings	74,886
Lease obligations	1,820
Other accounts payable	9,087
Accrued expenses	1,526
Accrued consumption taxes	332
Income taxes payable	827
Connecting fares received	651
Deposits received	30,217
Prepaid fares received	2,186
Advance received	24,951
Allowance for employees' bonuses	1,050
Allowance for loss on disaster	1,341
Other current liabilities	67
Total current liabilities	148,945
Fixed liabilities:	
Bonds and debentures	91,000
Long-term borrowings	126,139
Lease obligations	19,158
Allowance for employees' severance and retirement benefits	19,685
Asset retirement obligations	533
Other fixed liabilities	4,315
Total fixed liabilities	260,832
Total liabilities	409,777
NET ASSETS:	
Owners' equity	106,354
Capital stock	36,803
Capital surplus	27,852
Capital reserve	27,845
Other capital surplus	6
Retained earnings	42,424
Legal reserve	3,038
Other retained earnings	39,386
General reserve	8,095
Unappropriated retained earnings at the end of the term	31,290
Treasury stock	(726)
Valuation and translation adjustments	(150)
Valuation difference on available-for-sale securities	(150)
Total net assets	106,204
Total liabilities and net assets	515,982

NON-CONSOLIDATED STATEMENT OF INCOME

Keisei Electric Railway Co., Ltd. For the fiscal year ended March 31, 2011

	Millio	n yen
Railway:		
Operating revenues	55,900	
Operating expenses	50,109	
Operating income		5,790
Real Estate Development and Others:		
Operating revenues	16,084	
Operating expenses	12,896	
Operating income		3,188
Operating income from all operations		8,978
Non-operating revenues:		
Interests and dividend income	5,236	
Other revenues	1,404	6,641
Non-operating expenses:	1,404	0,041
	5,416	
Interests expenses Other expenses	3,410 777	6,194
Recurring income Non-recurring income:		•
Non-recurring income:		
Construction costs allotted to and received from others	1,562	
Gain on sales of fixed assets	776	
Other extraordinary income	202	2,542
Non-recurring losses:		
Advanced depreciation loss on fixed assets	2,024	
Loss on disaster	1,400	
Loss on sales of fixed assets	955	
Loss on valuation of investment securities	935	
Loss on adjustment for changes of accounting standard for asset	443	
retirement obligations		
Loss on disposal of fixed assets	79	5,838
Net income before income taxes		6,129
Income taxes:		
Current	2,146	
Deferred	(731)	
Corporate and other taxes		1,414
Net income		4,714

NON-CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS

Keisei Electric Railway Co., Ltd. For the fiscal year ended March 31, 2011

(Million yen)

		Owners' equity							•	
		Ca	apital surpl	us		Retai	ned earnings			
						Other re	etained earnings			
	Capital stock	Capital reserve	Other capital surplus	Total capital surplus	Legal reserve	General reserve	Unappropriated retained earnings at the end of the term	Total retained earnings	Treasury stock	Total owners' equity
Balance as of March 31, 2010	36,803	27,845	-	27,845	3,038	8,095	28,630	39,764	(1,402)	103,011
Changes of items during the period							,,,,			
Dividends from surplus							(2,054)	(2,054)		(2,054)
Net income							4,714	4,714		4,714
Purchase of treasury stock									(8)	(8)
Disposal of treasury stock			(0)	(0)					0	0
Allotment of treasury stock by share exchanges			6	6					684	691
Net changes of items other than owners' equity									501	371
Total changes of items during the period	-	-	6	6	-	-	2,660	2,660	676	3,343
Balance as of March 31, 2011	36,803	27,845	6	27,852	3,038	8,095	31,290	42,424	(726)	106,354

	Valuation and translation adjustments		
	Valuation	Total	Total net
	difference on	valuation and	assets
	available-for-	translation	assets
	sale securities	adjustments	
Balance as of	Suite Securities	aajastiiioitts	
March 31, 2010	330	330	103,342
Changes of items during			-
the period			
Dividends from surplus			(2,054)
Net income			4,714
Purchase of treasury			
stock			(8)
Disposal of treasury			
stock			0
Allotment of treasury			
stock by share			
exchanges			691
Net changes of items			
other than owners'			
equity	(481)	(481)	(481)
Total changes of items			
during the period	(481)	(481)	2,862
Balance as of			
March 31, 2011	(150)	(150)	106,204