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October 31, 2023



Consolidated Financial Results for the Second Quarter of the Year Ending March 31, 2024 [Japanese GAAP]



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 Listed on: Tokyo Stock Exchange
 Code number: 9009
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 Scheduled date for filing quarterly reports: November 14, 2023
 Scheduled date for commencing dividend payments: December 4, 2023
 Availability of supplementary quarterly results presentation materials: Available
 Schedule of quarterly financial results presentation session: Scheduled (for institutional investors and analysts)
 (Rounded down to nearest million.)

1. Consolidated Financial Results for the Second Quarter of the Year Ending March 31, 2024 (April 1 to September 30, 2023)

(1) Consolidated Operating Results

(% indicates year-on-year change)

	Operating revenue		Operating income		Ordinary income		Income attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Six months ended								
September 30, 2023	147,949	24.3	15,250	246.5	27,148	162.8	21,092	35.2
September 30, 2022	119,031	14.3	4,401	—	10,329	—	15,597	—

(Note) Comprehensive income:

Six months ended September 30, 2023: ¥23,936 million [40.7%]

Six months ended September 30, 2022: ¥17,018 million [—%]

	Earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2023	125.94	—
September 30, 2022	94.13	—

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of September 30, 2023	989,540	432,826	42.1
As of March 31, 2023	965,573	410,945	40.9

(Reference) Equity:

As of September 30, 2023: ¥416,101 million

As of March 31, 2023: ¥394,912 million

2. Dividends

	Annual dividends				
	1st quarter end	2nd quarter end	3rd quarter end	Year end	Total
Fiscal year ended March 31, 2023	Yen –	Yen 8.50	Yen –	Yen 11.50	Yen 20.00
Fiscal year ending March 31, 2024	–	13.00			
Fiscal year ending March 31, 2024 (Forecast)			–	13.00	26.00

(Note) Revision to the forecast for dividends announced most recently: Yes

3. Consolidated Financial Results Forecast for the Fiscal Year Ending March 31, 2024 (April 1, 2023 to March 31, 2024)

(% indicates changes from the previous corresponding period.)

	Operating revenue		Operating income		Ordinary income		Income attributable to owners of parent		Earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full year	300,000	18.9	25,000	144.4	47,200	76.4	37,800	40.4	225.70

(Note) The most recently announced performance forecasts have been changed

* Notes:

- (1) Changes in significant subsidiaries during the period under review (changes in specified subsidiaries resulting in changes in scope of consolidation): None
- (2) Accounting methods adopted particularly for the preparation of quarterly consolidated financial statements: None
- (3) Changes in accounting policies, changes in accounting estimates and retrospective restatement
 - 1) Changes in accounting policies due to the revision of accounting standards: None
 - 2) Changes in accounting policies other than 1) above: None
 - 3) Changes in accounting estimates: None
 - 4) Retrospective restatement: None
- (4) Total number of issued and outstanding shares (common stock)
 - 1) Total number of issued shares at the end of the period (including treasury shares):
 - As of September 30, 2023: 172,411,185 shares
 - As of March 31, 2023: 172,411,185 shares
 - 2) Total number of treasury shares at the end of the period:
 - As of September 30, 2023: 4,928,902 shares
 - As of March 31, 2023: 4,928,374 shares
 - 3) Average number of shares during the period:
 - Six months ended September 30, 2023: 167,482,454 shares
 - Six months ended September 30, 2022: 165,700,763 shares

* These quarterly financial results are outside the scope of a quarterly review by certified public accountants or an audit firm.

* Explanation of the proper use of financial results forecasts and other notes

1. The forward-looking statements contained herein were prepared based on information available as of the date of publication. Actual financial results may differ from what the forecasts suggest. For financial consolidated results forecasts, see “1 (3) Description of Consolidated Performance Forecasts and Other Forward-Looking Statements” on page 4 of this Appendix.
2. The Company will hold a presentation session for institutional investors and analysts on Thursday, November 16, 2023. The materials distributed at the presentation session will be posted on the Company’s website promptly thereafter.
3. Supplementary materials for the quarterly results are appended to these quarterly financial results.

Appendix Contents

1. Qualitative Information on the Quarterly Financial Results	2
(1) Description of Operating Results.....	2
(2) Description of Financial Position	4
(3) Description of Consolidated Performance Forecasts and Other Forward-Looking Statements.....	4
(4) Description of Basic Dividend Policy, Dividend for Period Under Review.....	4
2. Quarterly Consolidated Financial Statements with Main Notes	5
(1) Quarterly Consolidated Balance Sheet	5
(2) Quarterly Consolidated Income Statement and Quarterly Consolidated Statement of Comprehensive Income	7
Quarterly Consolidated Income Statement	7
Quarterly Consolidated Statement of Comprehensive Income.....	8
(3) Notes to Quarterly Consolidated Financial Statements	9
(Notes on the Going Concern Assumption).....	9
(Notes on significant Changes in the Amount of Shareholders' Equity).....	9
(Segment Information)	9
(Material Subsequent Events).....	10
3. Supplementary Information to Quarterly Earnings Report	11

1. Qualitative Information on the Quarterly Financial Results

(1) Description of Operating Results

The global economy

Japan's economy traced a moderate recovery path. A key development came in May 2023, when the government downgraded Covid-19 to a Class 5 disease (the same level as seasonal influenza). Although this move led to better corporate earnings and employment levels as well as a recovery in consumer confidence, the recovery has been gradual due to the effects of the weak yen and inflation.

Business actions we took

We embarked on Medium-Term Business Plan D1, which lasts from fiscal 2022 to fiscal 2024. The objective of D1 is to set our businesses on the path of post-pandemic growth and make organizational changes to drive forward our long-term strategy, D Plan.

Business results

Operating revenue amounted to ¥147,949 million (up 24.3% year on year) and operating income amounted to ¥15,250 million (up 246.5% YoY). Ordinary income amounted to ¥27,148 million (up 162.8% YoY) and net income attributable to owners of parent amounted to ¥21,092 million (up 35.2% YoY).

Disclosed below are the segment-specific results:

Transportation

Railway business

In spring 2024, we will embark on a program to install platform doors and make other accessibility improvements at our stations. For this program, we will introduce a special fare component under the Railway Station Barrier-Free Fare Scheme and formulated a plan for the improvement works. We have notified the Kanto District Transport Bureau of the Ministry of Land, Infrastructure, Transport and Tourism. In April, we started making the full switchover to digital radio on our rolling stock. Switching to digital radio will expedite emergency responses and thus improve passenger safety. Other safety actions during the period included installing platform doors at Oshiage Station.

We also proceeded with rail engineering works. These included a project to construct grade separations along the Oshiage line in Katsushika-ku. For this project, we constructed a temporary station to which Keisei Tateishi Station will be relocated while the engineering work proceeds. We also proceeded with the rebuilding of Arakawa bridge, along the main line.

On the business front, we took the following actions. We ramped up promotion efforts overseas. We organized a booth at an overseas travel exhibition to encourage travel to Japan. In South Korea, we promoted Skyliner in collaboration with Air Seoul and the operator of a local airport rail link. In Japan, we conducted a campaign in Sendai City to spread the message that Skyliner provides an express route for passengers using Narita Airport.

Bus business

For intercity bus services, we took the following actions. We reopened intercity bus links with Narita Airport mainly that has been reduced frequency. And proactively provided temporary services during the summer peak period. We also launched a new intercity bus route, from Michino Terrace Toyosu (La Vista Tokyo Bay) to Haneda Airport. As for transit bus routes, Chiba Green Bus promoted bus travel by launching Keisei Line Shisui Premium Outlet Ticket—includes a round-trip rail fare between the station where the ticket is purchased and Keisei Shisui Station, combined with a round-trip bus fare between Keisei Shisui Station and Shisui Premium Outlets. We also adjusted bus timetables to match the changes in travel demand.

Taxi business

Taxi subsidiaries Keisei Taxi Ichikawa Co., Ltd. and Maihama Resort Cab Co., Ltd. introduced electric vehicles into their fleet as part of a range of measures for help achieve carbon neutrality.

The segment results were as follows: Operating revenue amounted to ¥88,110 million (up 30.5% year on year) and operating income amounted to ¥8,184 million (compared to an operating income of ¥599 million in the same period last year).

Distribution

Store

Our store companies acted to increase their revenue growth. Keisei Store Co., Ltd., opened two Gyomu Super stores on a franchised basis (Yachimata Store, Higashi-Matsudo Store) and Community Keisei Co., Ltd., opened a FamilyMart store (Imba Nihon-Idai Station Store).

Other

YourElm Yachiyodai worked to attract new tenants, one of which was Muji 500. Keisei Rose Nurseries, Inc., took actions to increase footfall in Keisei Rose Garden, including organizing an illumination event.

The segment results were as follows: Operating revenue amounted to ¥27,922 million (up 12.2% year on year) and operating income amounted to ¥274 million (compared to an operating loss of ¥199 million in the same period last year).

Real Estate

Leasing

We built rental housing on land we had acquired in Senju-Kawaracho, Adachi-ku. We also acquired properties. These included non-residential properties in Kanamachi (Katsushika-ku), Honcho (Funabashi City), and Suehiro-cho (Kashiwa City), along with 11 residential properties in Tokyo neighborhoods served by our rail lines.

Sales

Having sold the last of the units in Sungrande Chiba Tsuga Terrace, we completed the transfer process for the mid-rise apartment building. We started selling units in another mid-rise apartment building, Premist Chiba Park. The transfer process for these units is scheduled for the next fiscal year. We also purchased land in Azumacho, Narita City, with a view to building a mid-rise apartment building there.

The segment results were as follows: Operating revenue amounted to ¥18,494 million (up 36.4% year on year) and operating income amounted to ¥6,278 million (up 32.1% YoY).

Leisure, Service

We worked to capitalize on the recovery in demand for hotel and food services following the easing of international and domestic travel restrictions. Keisei Hotel Miramare upgraded its Keisei train-themed concept room by adding a train simulator. In an effort to grow revenue, Keisei Travel Service Co., Ltd., organized travel event packages. One example was a tour of train depots of railway companies inside and outside our corporate group. In an effort to streamline business processes and reduce costs, group companies in this segment started delegating their routine tasks to We Keisei Inc.

The segment results were as follows: Operating revenue amounted to ¥7,365 million (up 39.1% year on year) and operating income amounted to ¥5 million (compared to an operating loss of ¥806 million in the same period last year).

Construction

In this segment, we worked on engineering projects for improving our railways. We also worked on contracts obtained from outside Keisei Group.

The segment results were as follows: Operating revenue amounted to ¥13,281 million (up 8.7% year on year) and operating income amounted to ¥533 million (up 167.1% YoY).

(2) Description of Financial Position

At the end of the period under review:

Assets amounted to ¥989,540 million, up ¥23,967 million (2.5%) year on year. A major factor was an increase in investment securities due to an increase in stocks of equity method affiliates.

Liabilities amounted to ¥556,713 million, up ¥2,086 million (0.4%) year on year. A major factor was an increase in interest-bearing debt.

Net assets amounted to ¥432,826 million, up ¥21,880 million (5.3%) year on year. A major factor was an increase in retained earnings with the recording of net income attributable to owners of parent.

(3) Description of Consolidated Performance Forecasts and Other Forward-Looking Statements

In view of performance during the period under review, performance forecasts for the year ending March 31, 2024, have been changed from the figures announced on April 28, 2023.

The forecast for operating revenue has been downgraded by ¥308,800 million to ¥300,000 million. This is because transportation performance to/from Narita Airport is likely to fall short of initial expectations.

The forecast for operating income has been upgraded by ¥24,800 million to ¥25,000 million. This is because the implementation of fare revisions in the transportation segments and the expectation that electric cost in the railway business will be lower than initially expected.

The forecast for ordinary income has been upgraded by ¥42,200 million to ¥47,200 million. Because an equity-method affiliate has performed better than initially expected.

To reflect this change, net income attributable to owners of parent has been upgraded.

For segment-specific forecasts, see page 13 of the Appendix titled Consolidated Results Forecast for Fiscal Year Ending March 31, 2024.

Annual forecasts

(Rounded down to nearest million)

	Operating revenue	Operating income	Ordinary income	Net income attributable to owners of parent
Latest forecast	300,000	25,000	47,200	37,800
Previous forecast	308,800	24,800	42,200	33,300
Change	(8,800)	200	5,000	4,500
% change	(2.8)	0.8	11.8	13.5

Note that consolidated performance forecasts were prepared based on information available as of the date of publication. Actual results may differ from what the forecasts suggest.

(4) Description of Basic Dividend Policy, Dividend for Period Under Review

Our basic dividend policy is to distribute profit to shareholders in a stable and continuous manner, taking into account certain variables. These variables include business performance and the level of reserves we require to develop our businesses and to strengthen and stabilize our financial foundation. This policy reflects the fact that our business operations, which primarily involve railways, intersect significantly with public affairs.

For the period under review, based on the second quarter consolidated results of the current fiscal year and full-year earnings forecast, regarding the interim dividend per share for the fiscal year, we have decided to increase the dividend by 3 yen from the latest forecast of 10 yen to 13 yen. Furthermore, regarding the year-end dividend forecast, we plan to increase the dividend by 3 yen from the most recent forecast of 10 yen to 13 yen per share, and the annual dividend per share is expected to be 26 yen.

2. Quarterly Consolidated Financial Statements with Main Notes

(1) Quarterly Consolidated Balance Sheet

(Millions of yen)

	As of March 31, 2023	As of September 30, 2023
Assets		
Current assets		
Cash and deposits	34,607	41,309
Notes and accounts receivable: Trade and contract assets	28,445	29,899
Land and building for sale	6,224	6,476
Merchandise	2,246	2,372
Work in progress	168	186
Raw materials and supplies	4,085	4,343
Other	14,420	13,168
Allowance for doubtful accounts	(36)	(34)
Total current assets	90,160	97,722
Non-current assets		
Property, plant, and equipment		
Buildings and structures, net	321,354	321,266
Machinery, equipment, and vehicles, net	30,780	29,537
Land	207,127	212,996
Right-of-use assets, net	29,506	29,083
Construction in progress	42,636	45,158
Other, net	4,168	3,768
Total property, plant, and equipment	635,573	641,811
Intangible assets		
Right-of-use assets	1,161	1,116
Other	11,934	11,058
Total intangible assets	13,095	12,174
Investments and other assets		
Investment securities	202,892	215,560
Long-term loans receivable	160	174
Retirement benefit assets	178	178
Deferred tax assets	18,987	17,337
Other	4,219	4,220
Allowance for doubtful accounts	(183)	(182)
Total investments and other assets	226,256	237,288
Total non-current assets	874,925	891,274
Deferred assets	486	543
Assets	965,573	989,540

(Millions of yen)

	As of March 31, 2023	As of September 30, 2023
Liabilities		
Current liabilities		
Notes and accounts payable trade	20,723	16,304
Short-term loans payable	55,986	66,425
Commercial papers	–	9,000
Current portion of bonds payable	20,000	10,000
Lease obligations	4,985	4,822
Income taxes payable	2,504	3,436
Provision for bonuses	3,954	4,090
Other	74,483	68,241
Total current liabilities	182,638	182,320
Non-current liabilities		
Bonds	110,450	120,450
Long-term loans payable	148,431	142,211
Long-term accounts payable to JR TT	36,710	35,127
Lease obligations	19,964	19,834
Deferred tax liabilities	2,128	2,363
Retirement benefit liability	39,784	39,907
Other	14,519	14,498
Total non-current liabilities	371,989	374,393
Liabilities	554,627	556,713
Net assets		
Shareholders' equity		
Capital stock	36,803	36,803
Capital surplus	34,396	34,396
Retained earnings	335,790	354,940
Treasury stock	(13,641)	(13,643)
Total shareholders' equity	393,350	412,497
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	2,537	4,516
Remeasurements of defined benefit plans	(975)	(913)
Total accumulated other comprehensive income	1,562	3,603
Non-controlling interests	16,033	16,725
Net assets	410,945	432,826
Liabilities and net assets	965,573	989,540

(2) Quarterly Consolidated Income Statement and Quarterly Consolidated Statement of Comprehensive Income

Quarterly Consolidated Income Statement

Six months ended September 30, 2023 (second consolidated quarter)

(Millions of yen)

	Six months ended September 30, 2022	Six months ended September 30, 2023
Operating revenue	119,031	147,949
Operating expenses		
Transport related operating expenses and sales costs	93,583	108,710
Selling, general, and administrative expenses	21,046	23,988
Total operating expenses	114,629	132,699
Operating income	4,401	15,250
Non-operating income		
Interest income	119	153
Dividend income	120	136
Share of profit of entities accounted for using equity method	5,735	11,750
Miscellaneous income	1,523	1,560
Total non-operating income	7,500	13,599
Non-operating expenses		
Interest expenses	1,181	1,271
Miscellaneous expenses	389	430
Total non-operating expenses	1,571	1,701
Ordinary income	10,329	27,148
Extraordinary income		
Contribution for construction	329	161
Gain on sale of non-current assets	—	73
Negative goodwill	9,214	—
Other	228	21
Total extraordinary income	9,772	257
Extraordinary losses		
Impairment loss	7	165
Loss on retirement of non-current assets	119	146
Loss on reduction of non-current assets	300	136
Loss on step acquisitions	1,470	—
Other	10	84
Total extraordinary losses	1,908	533
Net income before income taxes	18,194	26,871
Income taxes: Current	1,528	3,730
Income taxes: Deferred	547	1,249
Total income taxes	2,075	4,980
Net income	16,118	21,891
Net income attributable to non-controlling interests	521	799
Net income attributable to owners of parent	15,597	21,092

Quarterly Consolidated Statement of Comprehensive Income

Six months ended September 30, 2023 (second consolidated quarter)

(Millions of yen)

	Six months ended September 30, 2022	Six months ended September 30, 2023
Net income	16,118	21,891
Other comprehensive income		
Valuation difference on available-for-sale securities	775	1,350
Remeasurements of defined benefit plans, net of tax	229	95
Share of other comprehensive income of entities accounted for using equity method	(105)	598
Total other comprehensive income	899	2,044
Comprehensive income	17,018	23,936
Comprehensive income attributable to		
owners of parent	16,455	23,133
non-controlling interests	563	802

(3) Notes to Quarterly Consolidated Financial Statements

(Notes on the Going Concern Assumption)

No notes.

(Notes on significant Changes in the Amount of Shareholders' Equity)

No notes.

(Segment Information)

I Comparative period: Six months ended September 30, 2022

Monetary Amounts for Segment-Specific Operating revenue, Income (Loss)

(Millions of yen)

	Reportable segments						Total	Reconciliation *1	Book value *2
	Transportation	Distribution	Real Estate	Leisure, Service	Construction	Other			
Operating revenue									
(1) Operating revenue from sales to external customers	67,195	24,613	10,508	4,436	9,710	2,567	119,031	–	119,031
(2) Operating revenue or transfer balance from inter-segment sales	302	267	3,046	858	2,513	1,552	8,539	(8,539)	–
Total	67,498	24,880	13,554	5,294	12,223	4,119	127,571	(8,539)	119,031
Segment profit (loss)	599	(199)	4,753	(806)	199	48	4,594	(192)	4,401

(Notes) 1 “Reconciliation” covers expenses related to purchase of shares in subsidiaries, inter-segment gains and losses, inter-segment eliminations, and inter-segment goodwill amortization.

2 Segment profit (loss) is reconciled to the operating income reported in the quarterly consolidated income statement.

II Period Under Review: Six months ended September 30, 2023

Monetary Amounts for Segment-Specific Operating revenue, Income (Loss)

(Millions of yen)

	Reportable segments						Total	Reconciliation *1	Book value *2
	Transportation	Distribution	Real Estate	Leisure, Service	Construction	Other			
Operating revenue									
(1) Operating revenue from sales to external customers	87,711	27,656	14,819	5,866	9,426	2,470	147,949	–	147,949
(2) Operating revenue or transfer balance from inter-segment sales	399	266	3,675	1,499	3,854	1,796	11,491	(11,491)	–
Total	88,110	27,922	18,494	7,365	13,281	4,266	159,440	(11,491)	147,949
Segment profit (loss)	8,184	274	6,278	5	533	(1)	15,274	(24)	15,250

(Notes) 1 “Reconciliation” covers inter-segment gains and losses, inter-segment eliminations, and inter-segment goodwill amortization.

2 Segment profit (loss) is reconciled to the operating income reported in the quarterly consolidated income statement.

(Material Subsequent Events)

(Absorption mergers with consolidated subsidiaries)

On October 31, 2023, the Board of Directors resolved a plan to absorb Shin-Keisei Electric Railway, a fully consolidated subsidiary. We subsequently concluded a merger agreement with the subsidiary.

1. Overview of corporate consolidation

(1) Acquiree's name and description of its business

Acquiree's name	Shin-Keisei Electric Railway Co., Ltd.
Business description	Transportation and real estate

(2) Date of corporate consolidation

April 1, 2025

(3) Legal format of corporate consolidation

An absorption merger in which Keisei Electric Railway Co., Ltd., is the surviving entity and Shin-Keisei Electric Railway, is the disappearing entity

(4) Name of company following consolidation

Keisei Electric Railway Co., Ltd.

(5) Purpose for the corporate consolidation

Shin-Keisei Electric Railway conducts transport and real-estate operations primarily in the northwest of Chiba Prefecture. On September 1, 2022, we bought up the entirety of the company's stock, making it a fully consolidated subsidiary. We did because we believed that the acquisition would strengthen our business base and local rejuvenation efforts in northwestern part of Chiba Prefecture, that the acquisition, by sharing assets, would increase our competitiveness and expand the scale of our business, and that the acquisition would enable efficient collaboration, with the benefits of economies of scale.

We decided that an absorption merger (in which Keisei Electric Railway Co., Ltd., is the surviving entity and Shin-Keisei Electric Railway the disappearing entity) would further streamline business management and strategic decision-making, enabling us to deploy resources to their full potential and to create synergies sooner and with greater effect.

2. Accounting

The above merger will be accounted for based on the common controls stipulated in the Accounting Standards for Business Combinations (ASBJ Statement No. 21, January 16, 2019) and in the Implementation Guidance on Accounting Standard for Business Combinations and Accounting Standard for Business Divestitures (ASBJ Guidance No. 10, January 16, 2019).

3. Supplementary Information to Quarterly Earnings Report

■ Consolidated income statement

· Operating revenue and income grew thanks to a recovery in transport demand.
 · Impact of Shin-Keisei Electric Railway Co., Ltd. becoming consolidated subsidiary
 Operating revenue: +¥ 10 billion Operating income: +¥ 1.1 billion

Million yen, %		Q2 2022 Result	Q2 2023 Result	Change	% change
Transportation	Operating revenue	67,498	88,110	20,612	30.5
	Operating income	599	8,184	7,585	-
Distribution	Operating revenue	24,880	27,922	3,042	12.2
	Operating income	(199)	274	474	-
Real Estate	Operating revenue	13,554	18,494	4,939	36.4
	Operating income	4,753	6,278	1,525	32.1
Leisure, Service	Operating revenue	5,294	7,365	2,070	39.1
	Operating income	(806)	5	812	-
Construction	Operating revenue	12,223	13,281	1,057	8.7
	Operating income	199	533	333	167.1
Other	Operating revenue	4,119	4,266	147	3.6
	Operating income	48	(1)	(50)	-
Subtotal	Operating revenue	127,571	159,440	31,869	25.0
	Operating income	4,594	15,274	10,680	232.5
Reconciliation	Operating revenue	(8,539)	(11,491)	(2,951)	-
	Operating income	(192)	(24)	168	-
Total	Operating revenue	119,031	147,949	28,918	24.3
	Operating income	4,401	15,250	10,848	246.5
Non-operating income		7,500	13,599	6,099	81.3
Non-operating expenses		1,571	1,701	130	8.3
Ordinary income		10,329	27,148	16,818	162.8
Extraordinary income		9,772	257	(9,515)	(97.4)
Extraordinary losses		1,908	533	(1,374)	(72.0)
Net income before income taxes		18,194	26,871	8,677	47.7
Income taxes	Current	1,528	3,730	2,202	144.1
	Deferred	547	1,249	702	128.3
	Total	2,075	4,980	2,904	139.9
Net income		16,118	21,891	5,773	35.8
Net income attributable to non-controlling interests		521	799	277	53.2
Net income attributable to owners of parent		15,597	21,092	5,495	35.2

Non-operating income

Share of profit of entities accounted for
using equity method

5,735 **11,750**

Extraordinary income

Negative goodwill

9,214 **—**

■ FY2023 Results by Segment

•Transportation

Million yen, %		Q2 2022 Result	Q2 2023 Result	Change	% change
Railway	Operating revenue	31,886	44,546	12,660	39.7
	Operating income	272	5,724	5,452	—
Bus	Operating revenue	22,071	27,627	5,555	25.2
	Operating income	261	1,888	1,626	621.1
Taxi	Operating revenue	13,539	15,936	2,396	17.7
	Operating income	65	571	505	771.4
Transportation	Operating revenue	67,498	88,110	20,612	30.5
	Operating income	599	8,184	7,585	—

•Distribution

Million yen, %		Q2 2022 Result	Q2 2023 Result	Change	% change
Store	Operating revenue	16,896	20,218	3,321	19.7
	Operating income	(34)	294	329	—
Department store	Operating revenue	5,327	4,934	(393)	(7.4)
	Operating income	(196)	(106)	90	—
Other	Operating revenue	2,655	2,769	113	4.3
	Operating income	31	86	54	172.2
Distribution	Operating revenue	24,880	27,922	3,042	12.2
	Operating income	(199)	274	474	—

•Real Estate

Million yen, %		Q2 2022 Result	Q2 2023 Result	Change	% change
Leasing	Operating revenue	10,143	12,814	2,670	26.3
	Operating income	4,577	5,733	1,156	25.3
Sales	Operating revenue	1,209	3,240	2,031	168.0
	Operating income	72	355	283	390.1
Management	Operating revenue	2,202	2,438	236	10.8
	Operating income	103	188	85	83.0
Real Estate	Operating revenue	13,554	18,494	4,939	36.4
	Operating income	4,753	6,278	1,525	32.1

Consolidated Results Forecast for Fiscal Year Ending March 31, 2024**Consolidated income statement**

- Expected further recovery in transport demand.
- Expected to increase share of profit of entities accounted for using equity method.

Million yen, %		2023/3 Result	2024/3 Forecast	Change	% change
Transportation	Operating revenue	147,859	181,400	33,540	22.7
	Operating income	784	12,100	11,315	-
Distribution	Operating revenue	51,264	56,200	4,935	9.6
	Operating income	(429)	500	929	-
Real Estate	Operating revenue	28,952	33,400	4,447	15.4
	Operating income	9,794	10,900	1,105	11.3
Leisure, Service	Operating revenue	12,580	18,200	5,619	44.7
	Operating income	(824)	500	1,324	-
Construction	Operating revenue	27,944	30,700	2,755	9.9
	Operating income	1,081	900	(181)	(16.8)
Other	Operating revenue	9,149	9,800	650	7.1
	Operating income	57	100	42	75.1
Subtotal	Operating revenue	277,750	329,700	51,949	18.7
	Operating income	10,463	25,000	14,536	138.9
Reconciliation	Operating revenue	(25,411)	(29,700)	(4,288)	-
	Operating income	(235)	0	235	-
Total	Operating revenue	252,338	300,000	47,661	18.9
	Operating income	10,228	25,000	14,771	144.4
Ordinary income		26,764	47,200	20,435	76.4
Net income attributable to owners of parent		26,929	37,800	10,870	40.4

Non-operating income

Share of profit of entities accounted for
using equity method17,401 **22,600**

Extraordinary income

Negative goodwill

9,214 —

Consolidated Results Forecast for Fiscal Year Ending March 31, 2024**FY2023 Forecasts by Segment****Transportation**

Million yen, %		2023/3 Result	2024/3 Forecast	Change	% change
Railway	Operating revenue	72,017	91,600	19,582	27.2
	Operating income	(337)	8,500	8,837	-
Bus	Operating revenue	47,548	57,000	9,451	19.9
	Operating income	721	2,700	1,978	274.2
Taxi	Operating revenue	28,293	32,800	4,506	15.9
	Operating income	400	900	499	124.9
Transportation	Operating revenue	147,859	181,400	33,540	22.7
	Operating income	784	12,100	11,315	-

Distribution

Million yen, %		2023/3 Result	2024/3 Forecast	Change	% change
Store	Operating revenue	35,497	40,100	4,602	13.0
	Operating income	(65)	400	465	-
Department store	Operating revenue	10,404	10,300	(104)	(1.0)
	Operating income	(344)	0	344	-
Other	Operating revenue	5,363	5,800	436	8.1
	Operating income	(18)	100	118	-
Distribution	Operating revenue	51,264	56,200	4,935	9.6
	Operating income	(429)	500	929	-

Real Estate

Million yen, %		2023/3 Result	2024/3 Forecast	Change	% change
Leasing	Operating revenue	22,938	25,600	2,661	11.6
	Operating income	9,436	10,300	863	9.2
Sales	Operating revenue	1,856	3,300	1,443	77.8
	Operating income	57	300	242	417.6
Management	Operating revenue	4,157	4,500	342	8.2
	Operating income	300	300	(0)	(0.3)
Real Estate	Operating revenue	28,952	33,400	4,447	15.4
	Operating income	9,794	10,900	1,105	11.3

■ Transportation Performance [non-consolidated]

Thousand people, Million yen, %		Q2 2022 Result	Q2 2023 Result	Change	% change
Number of passengers	Commuters	73,468	77,920	4,452	6.1
	Non-commuters	50,831	59,632	8,801	17.3
	Total	124,299	137,552	13,253	10.7
	To/from Narita Airport	5,923	10,285	4,362	73.6
	Charged limited Express	1,385	3,238	1,853	133.8
Revenue from passengers	Commuters	8,846	9,334	487	5.5
	Non-commuters	15,249	22,107	6,858	45.0
	Total	24,096	31,442	7,346	30.5
	To/from Narita Airport	5,092	10,887	5,794	113.8
	Charged limited Express	1,302	3,241	1,939	148.9

[Reference] Comparison with FY2019

Thousand people, Million yen, %		Q2 2019 Result	Q2 2023 Result	Change	% change
Number of passengers	Commuters	91,001	77,920	(13,081)	(14.4)
	Non-commuters	62,229	59,632	(2,597)	(4.2)
	Total	153,230	137,552	(15,678)	(10.2)
	To/from Narita Airport	11,542	10,285	(1,257)	(10.9)
	Charged limited Express	3,169	3,238	69	2.2
Revenue from passengers	Commuters	11,249	9,334	(1,914)	(17.0)
	Non-commuters	22,860	22,107	(752)	(3.3)
	Total	34,109	31,442	(2,667)	(7.8)
	To/from Narita Airport	11,225	10,887	(337)	(3.0)
	Charged limited Express	3,038	3,241	203	6.7

■ Results Forecast: Year-on-Year Change

Thousand people, Million yen, %		2023/3 Result	2024/3 Forecast	Change	% change
Number of passengers	Commuters	144,445	154,517	10,072	7.0
	Non-commuters	106,763	121,729	14,966	14.0
	Total	251,208	276,246	25,038	10.0
	To/from Narita Airport	13,952	21,465	7,513	53.8
	Charged limited Express	3,719	7,022	3,303	88.8
Revenue from passengers	Commuters	17,477	18,721	1,244	7.1
	Non-commuters	34,207	46,090	11,883	34.7
	Total	51,684	64,811	13,127	25.4
	To/from Narita Airport	13,153	23,120	9,966	75.8
	Charged limited Express	3,629	7,115	3,485	96.0