

[Translation for reference only]

ENGLISH TRANSLATION OF JAPANESE-LANGUAGE DOCUMENT

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November 12, 2015

Consolidated Financial Results for the Six Months Ended September 30, 2015 <under Japanese GAAP>

Company name: **Seibu Holdings Inc.**
Listing: First Section of the Tokyo Stock Exchange
Securities code: 9024
URL: <http://www.seibuholdings.co.jp/en/>
Representative: Takashi Goto, President and CEO
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Scheduled date to file quarterly securities report: November 13, 2015
Scheduled date to commence dividend payments: December 7, 2015
Preparation of supplementary results briefing material on quarterly financial results: Yes
Holding of quarterly financial results presentation meeting: Yes (for institutional investors and analysts)

(Note: Millions of yen with fractional amounts truncated, unless otherwise noted)

1. Consolidated Financial Results for the Six Months Ended September 30, 2015 (from April 1, 2015 to September 30, 2015)

(1) Consolidated Operating Results (cumulative)

(Percentages indicate year-on-year changes.)

	Operating revenue		Operating income		Ordinary income		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
September 30, 2015	250,849	4.9	38,143	35.3	34,276	42.2	24,216	57.8
September 30, 2014	239,125	3.1	28,195	6.8	24,101	10.2	15,350	14.7

Note: Comprehensive income

For the six months ended September 30, 2015: ¥18,220 million [26.7%]

For the six months ended September 30, 2014: ¥14,383 million [(39.0)%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2015	71.08	71.07
September 30, 2014	45.07	45.07

(2) Consolidated Financial Position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
September 30, 2015	1,508,386	384,679	25.4
March 31, 2015	1,519,911	367,437	24.1

Reference: Equity (Net assets – Subscription rights to shares – Non-controlling interests)

As of September 30, 2015: ¥382,600 million

As of March 31, 2015: ¥365,674 million

2. Cash Dividends

	Cash dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2015	—	4.00	—	4.00	8.00
Fiscal year ending March 31, 2016	—	4.50			
Fiscal year ending March 31, 2016 (Forecast)			—	4.50	9.00

Note: Revisions to the forecast most recently announced: None

**3. Consolidated Earnings Forecasts for the Fiscal Year Ending March 31, 2016
(from April 1, 2015 to March 31, 2016)**

(Percentages indicate year-on-year changes.)

	Operating revenue		Operating income		Ordinary income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal year ending March 31, 2016	499,700	3.7	60,500	22.1	52,700	25.3

	Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Yen
Fiscal year ending March 31, 2016	36,500	4.8	107.12

Note: Revisions to the forecast most recently announced: Yes

*** Notes**

- (1) Changes in significant subsidiaries during the period (changes in specified subsidiaries resulting in the change in scope of consolidation): None
- (2) Application of special accounting for preparing quarterly consolidated financial statements: None
- (3) Changes in accounting policies, changes in accounting estimates, and restatements of prior period financial statements
 - a. Changes in accounting policies due to revisions to accounting standards and other regulations: Yes
 - b. Changes in accounting policies due to other reasons: None
 - c. Changes in accounting estimates: None
 - d. Restatements of prior period financial statements: None

Note: For further details, please refer to page 7 of the Attached Materials, “(1) Changes in accounting policies, changes in accounting estimates, and restatements of prior period financial statements” under “2. Matters Regarding Summary Information (Notes).”

(4) Number of issued shares (common shares)

a. Total number of issued shares at end of period (including treasury shares)

As of September 30, 2015	342,124,820 shares
As of March 31, 2015	342,124,820 shares

b. Number of treasury shares at end of period

As of September 30, 2015	1,385,897 shares
As of March 31, 2015	1,487,451 shares

c. Average number of outstanding shares during the period (cumulative from the beginning of the fiscal year)

Six months ended September 30, 2015	340,682,344 shares
Six months ended September 30, 2014	340,603,073 shares

Note: The Company's shares held by the employee stock ownership plan trust account are included in the number of treasury shares at end of period (1,321,600 shares as of September 30, 2015 and 1,419,700 shares as of March 31, 2015). Also, the Company's shares held by the employee stock ownership plan trust account are included in treasury shares that are deducted for calculation of the average number of outstanding shares during the period (cumulative from the beginning of the fiscal year) (1,376,444 shares for the six months ended September 30, 2015 and 1,454,068 shares for the six months ended September 30, 2014).

* Indication regarding execution of quarterly review procedures

This quarterly financial results report is out of the scope of the quarterly review procedures that is required by the Financial Instruments and Exchange Act. Therefore, at the time of disclosure of this quarterly financial results report, the review procedures for quarterly consolidated financial statements are incomplete.

* Proper use of earnings forecasts, and other special notes

The forward-looking statements, including earnings forecasts, contained in these materials are based on information available to the Company at the announcement of these materials and on certain assumptions pertaining to factors of uncertainty. These statements may differ from the actual business results.

For further details about the matters regarding earnings forecasts (consolidated earnings forecasts for the fiscal year ending March 31, 2016), please refer to page 6 of the Attached Materials, "(2) Explanation of consolidated earnings forecasts and other forward-looking statements" under "1. Qualitative Information Regarding Financial Results for the Six Months Ended September 30, 2015."

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1. Qualitative Information Regarding Financial Results for the Six Months Ended September 30, 2015

(1) Explanation of operating results

During the six months ended September 30, 2015, the Japanese economy continued to experience a gradual recovery with firm growth in consumer activity, although some sectors appeared sluggish. Looking ahead, although negative risks for Japan's business conditions, such as a downturn in overseas economies, must be kept in mind, conditions seem to indicate a gradual recovery, with the effects of the fall in crude oil prices amid a further increase in foreign visitors travelling to Japan and the continuing improvement in the employment and income environment.

Under these conditions, during the six months ended September 30, 2015, the Seibu Group worked to maximize its corporate value under the Seibu Group's Medium-Term Business Plan (FY2015-FY2017), by working to i) establish a long-term business foundation and ii) strengthen its existing businesses based on the themes of "tackling innovation with speed from new perspectives" and "shifting gears to achieve further growth."

To establish a long-term business foundation, the Group will respond to paradigm shifts such as increasing numbers of foreign visitors to Japan and changes in the composition of the population by expanding its targeting of markets, including inbound tourism, senior citizens and children, in order to develop new business models and create further earnings opportunities. For "inbound tourism (foreign visitors to Japan)," the Group has adopted a slogan of "Aiming to become the corporate group at the center of Tourism-oriented Japan." Under this slogan, the Group demonstrated its appeal to the fullest extent, strengthening its efforts to attract more overseas customers visiting Japan to use its facilities. The Group also promoted Group-wide projects for senior citizens and children.

Moreover, the Group also continued to promote its major project, "TOKYO GARDEN TERRACE KIOICHO (the development project of the site where the Grand Prince Hotel Akasaka was previously located)," among others.

As a result of these efforts, the Group recorded the following results for the six months ended September 30, 2015. Operating revenue was ¥250,849 million, up ¥11,724 million, or 4.9%, year on year; operating income was ¥38,143 million, up ¥9,947 million, or 35.3%, year on year, and EBITDA was ¥57,933 million, up ¥10,134 million, or 21.2%, year on year. Ordinary income was ¥34,276 million, up ¥10,174 million, or 42.2%, year on year. Profit attributable to owners of parent was ¥24,216 million, up ¥8,866 million, or 57.8%, year on year.

Operating results for the six months ended September 30, 2015, in each segment were as follows.

(Millions of yen)

Segment	Operating revenue			Operating income			EBITDA		
	For the six months ended September 30, 2015	Year-on-year change	Change (%)	For the six months ended September 30, 2015	Year-on-year change	Change (%)	For the six months ended September 30, 2015	Year-on-year change	Change (%)
Urban Transportation and Regional	79,126	1,133	1.5	16,124	3,134	24.1	26,194	2,800	12.0
Hotel and Leisure	93,621	6,130	7.0	10,626	5,023	89.7	16,226	5,150	46.5
Real Estate	25,158	1,208	5.0	8,203	737	9.9	10,305	950	10.2
Construction	42,798	(1,190)	(2.7)	1,021	(112)	(9.9)	1,176	(93)	(7.4)
Hawaii Business	8,637	1,805	26.4	(485)	182	—	546	368	206.7
Other	22,628	987	4.6	2,377	525	28.4	3,591	576	19.1
Total	271,968	10,075	3.8	37,867	9,490	33.4	58,039	9,752	20.2
Adjustments	(21,119)	1,649	—	276	457	—	(105)	382	—
Consolidated	250,849	11,724	4.9	38,143	9,947	35.3	57,933	10,134	21.2

Notes: 1. Adjustments mainly consist of elimination of inter-company transactions.

2. EBITDA is calculated by adding depreciation to operating income.

Urban Transportation and Regional

The Urban Transportation and Regional business segment consists of railway operations that include key commuter lines for the greater Tokyo metropolitan area, bus operations that support the transportation needs of our railway passengers, leisure facilities along railway lines, and others. Operating revenues for each of these operations were as follows.

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change
Operating revenue	77,992	79,126	1,133
Railway operations	50,491	51,825	1,334
Bus operations	12,661	13,158	497
Leisure facilities along railway lines	11,485	11,603	118
Others	3,353	2,537	(815)

In railway operations for the six months ended September 30, 2015, the number of passengers increased by 3.0% year on year (of which commuters increased by 3.3% and non-commuters increased by 2.7%), while passenger transportation sales increased by 2.8% year on year (of which commuters increased by 3.1% and non-commuters increased by 2.6%). The result reflects the strong employment situation and the end of a fallback following a surge in demand ahead of the consumption tax hike in April 2014, as well as proactive event activities and stronger sightseeing promotion along railway lines, among other factors.

In bus operations, route bus revenue grew briskly atop a strong employment situation and the effect of launching the Seibu Bus IC Commuter Pass.

As a result, the Urban Transportation and Regional business recorded operating revenue of ¥79,126 million, up ¥1,133 million, or 1.5%, year on year. Segment operating income increased by ¥3,134 million, or 24.1%, year on year to ¥16,124 million, partly due to the increase in operating revenue, and also to reductions of costs such as electric power costs and other measures. EBITDA was ¥26,194 million, an increase of ¥2,800 million, or 12.0%, year on year.

Hotel and Leisure

The Hotel and Leisure business segment consists of city hotel operations, resort hotel operations, golf course operations, and others. Operating revenues for each of these operations were as follows.

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change
Operating revenue	87,490	93,621	6,130
City hotel operations	48,136	51,643	3,506
Resort hotel operations	19,007	20,235	1,227
Golf course operations	7,326	7,229	(96)
Others	13,020	14,513	1,492

Note: City hotel operations include mainly hotels located in the central commercial areas of major cities or in the vicinity of transportation terminals. Resort hotel operations mainly include hotels located in sightseeing areas or summer resorts across Japan.

In overall hotel operations, based on an upturn in business sentiment mainly due to an increase in foreign visitors, the Company continued to carry out revenue management^{*1} and expand its overseas sales bases, as well as strengthening promotions and undertaking hotel renewal construction and so forth.

In city hotel operations, the average daily rate of hotel rooms increased year on year, driven by demand from foreign visitors to Japan, and RevPAR^{*2} increased in line with higher occupancy rates. Moreover, in resort hotel operations, occupancy rates and average daily rates both rose year on year,

with an attendant increase in RevPAR, mainly driven by an increase in the number of foreign guests, especially in the Karuizawa area.

*1 Revenue management is a method for maximizing profit by providing services to customers at prices that are seasonally appropriate based on demand forecasts.

*2 RevPAR: Revenue Per Available Room. RevPAR is calculated by dividing total room sales for a given period by the aggregate number of days per room for which each room was available during such period.

In addition, the Company opened the Sendai Umino-Mori Aquarium and conducted a renovation at Epson Aqua Park Shinagawa.

As a result of these initiatives, the Hotel and Leisure business segment recorded operating revenue of ¥93,621 million, an increase of ¥6,130 million, or 7.0%, year on year, and segment operating income of ¥10,626 million, up ¥5,023 million, or 89.7%, year on year. EBITDA was ¥16,226 million, an increase of ¥5,150 million, or 46.5%, year on year.

Real Estate

The Real Estate business segment consists of leasing operations and others. Operating revenues for each of these operations were as follows.

(Millions of yen)			
	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change
Operating revenue	23,949	25,158	1,208
Leasing operations	15,158	15,899	740
Others	8,790	9,258	467

In leasing operations, the Company promoted effective utilization of the Group's assets under the Seibu Group's Asset Strategy. At Oizumi-gakuen Station on the Ikebukuro Line, "Grand Emio Oizumi-gakuen" opened in April 2015, while at Karuizawa Prince Shopping Plaza, the Company extended floor space to add 54 stores in the previous fiscal year, drawing an increase in visitors from inside Japan and overseas.

As a result of these initiatives, the Real Estate business segment recorded operating revenue of ¥25,158 million, an increase of ¥1,208 million, or 5.0%, year on year, and segment operating income of ¥8,203 million, an increase of ¥737 million, or 9.9%, year on year. EBITDA was ¥10,305 million, an increase of ¥950 million, or 10.2%, year on year.

Construction

The Construction business segment consists of construction operations and others. Operating revenues for each of these operations were as follows.

(Millions of yen)			
	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change
Operating revenue	43,988	42,798	(1,190)
Construction operations	31,568	31,198	(369)
Others	12,420	11,599	(820)

In construction operations, the Company undertook construction work for railway construction, residential houses for sale, and public sector investment as well as decontamination-related work. The Company also took a rigorous approach to managing orders received with a focus on profit margins, as well as ongoing credit management, and also worked to strengthen its cost management.

Despite these initiatives, due to the completion of large-scale internal Group construction work in the same period of the previous fiscal year, and other factors, the Construction business segment recorded operating revenue of ¥42,798 million, a decrease of ¥1,190 million, or 2.7%, year on year, and

segment operating income of ¥1,021 million, down ¥112 million, or 9.9%, year on year. EBITDA was ¥1,176 million, a decrease of ¥93 million, or 7.4%, year on year.

Hawaii Business

In the Hawaii business segment, RevPAR increased year on year as the Mauna Kea Beach Hotel became a member of Autograph Collection brand owned by Marriott International, Inc. and each hotel worked to strengthen its revenue management.

As a result of these initiatives, the Hawaii business segment recorded operating revenue of ¥8,637 million, an increase of ¥1,805 million, or 26.4%, year on year. Segment operating loss was ¥485 million, an improvement of ¥182 million from an operating loss of ¥667 million in the same period of the previous fiscal year, mainly reflecting higher income on higher revenues and lower utility costs due to the fall in crude oil prices. EBITDA was ¥546 million, an increase of ¥368 million, or 206.7%, year on year.

Other

In the Izuhakone Business, the Company operated business with close ties to local communities, such as opening a nursing care facility for day services. The Ohmi Business performed briskly, especially in bus operations, mainly reflecting an increase in foreign visitors to Japan. In the Seibu Lions Business, a portion of the spectator seats of the SEIBU PRINCE DOME were renewed into a style suitable for spectators attending in groups, helping to drive a year-on-year increase in the number of spectators.

As a result of these initiatives, the Other businesses segment recorded operating revenue of ¥22,628 million, an increase of ¥987 million, or 4.6%, year on year, and segment operating income of ¥2,377 million, an increase of ¥525 million, or 28.4%, year on year. EBITDA was ¥3,591 million, an increase of ¥576 million, or 19.1%, year on year.

(2) Explanation of consolidated earnings forecasts and other forward-looking statements

The full-year consolidated earnings forecasts have been revised from the earnings forecasts announced on May 12, 2015, based on the performance for the first six months.

In light of higher-than-expected earnings for the first six months and other factors, the forecast for operating revenue has been revised upward by ¥900 million from the initial forecast to ¥499,700 million, an increase of 3.7% year on year.

The forecast for operating income has been revised upward by ¥6,200 million from the initial forecast to ¥60,500 million, up 22.1% year on year, reflecting higher income on higher revenue and various cost reductions and so forth. The forecast for EBITDA has been revised upward by ¥6,100 million from the initial forecast to ¥101,700 million, up 13.0% year on year.

Forecasts for operating revenue, operating income, and EBITDA by segment are as follows.

(Billions of yen)

Segment	Operating revenue			Operating income			EBITDA		
	For the fiscal year ending March 31, 2016 (forecast)	Change from previous forecast (%)	Year-on-year change (%)	For the fiscal year ending March 31, 2016 (forecast)	Change from previous forecast (%)	Year-on-year change (%)	For the fiscal year ending March 31, 2016 (forecast)	Change from previous forecast (%)	Year-on-year change (%)
Urban Transportation and Regional	157.0	(0.2)	0.8	25.2	7.7	9.7	46.4	4.0	4.1
Hotel and Leisure	184.4	0.5	5.3	17.2	28.2	63.6	28.8	15.1	33.2
Real Estate	49.5	1.2	2.1	13.7	4.0	(6.6)	18.0	2.3	(3.3)
Construction	96.2	2.1	(1.7)	2.5	23.5	(8.4)	2.9	20.0	(5.2)
Hawaii Business	20.9	(3.4)	50.0	0.4	2.3	—	2.4	5.9	644.4
Other	37.2	(1.1)	1.9	1.0	43.1	14.3	3.5	7.3	8.2
Total	545.6	0.4	3.3	60.3	13.0	19.1	102.2	7.2	11.6
Adjustments	(45.8)	—	—	0.2	(73.5)	—	(0.5)	—	—
Consolidated	499.7	0.2	3.7	60.5	11.4	22.1	101.7	6.4	13.0

Note: Adjustments mainly consist of elimination of inter-company transactions.

The forecast for ordinary income has been revised upward from the initial forecast by ¥6,500 million to ¥52,700 million, up 25.3% year on year, and the forecast for profit attributable to owners of parent has been revised upward from the initial forecast by ¥4,000 million to ¥36,500 million, up 4.8% year on year.

Note: The consolidated earnings forecasts are based on information available to the Company at the announcement. Actual earnings results may differ from the forecast figures due to various factors going forward.

2. Matters Regarding Summary Information (Notes)

(1) Changes in accounting policies, changes in accounting estimates, and restatements of prior period financial statements

Changes in accounting policies

Application of Accounting Standard for Business Combinations, etc.

Effective from the first quarter ended June 30, 2015, the Company has applied the “Accounting Standard for Business Combinations” (ASBJ Statement No. 21, September 13, 2013), the “Accounting Standard for Consolidated Financial Statements” (ASBJ Statement No. 22, September 13, 2013) and the “Accounting Standard for Business Divestitures” (ASBJ Statement No. 7, September 13, 2013). As a result, the Company changed the method of recording the amount of difference caused by changes in the Company’s ownership interests in subsidiaries in the case of subsidiaries under ongoing control of the Company to one in which it is recorded as capital surplus, and the method of recording acquisition-related costs to one in which they are recorded as expenses for the fiscal year in which they are incurred. Furthermore, for business combinations carried out on or after the beginning of the first quarter ended June 30, 2015, the Company changed the accounting method to one in which the reviewed acquisition cost allocation resulting from the finalization of the provisional accounting treatment is reflected in the quarterly consolidated financial statements for the quarterly period to which the date of business combination belongs. In addition, the Company changed the presentation method for “net income” and other related items, and changed the presentation of “minority interests” to “non-controlling interests.” To reflect these changes, the Company has reclassified its quarterly and full-year consolidated financial statements for the first six months of the previous fiscal year and the previous fiscal year.

Application of the Accounting Standard for Business Combinations, etc. is in line with the transitional measures provided for in paragraph 58-2 (4) of the Accounting Standard for Business Combinations, paragraph 44-5 (4) of the Accounting Standard for Consolidated Financial Statements and paragraph 57-4 (4) of the Accounting Standard for Business Divestitures. The Company is applying the said standards prospectively from the beginning of the first quarter ended June 30, 2015.

These changes have no impact on profit and loss.

3. Quarterly Consolidated Financial Statements

(1) Quarterly consolidated balance sheet

(Millions of yen)

	As of March 31, 2015	As of September 30, 2015
Assets		
Current assets		
Cash and deposits	23,586	19,772
Notes and accounts receivable - trade	50,498	44,270
Land and buildings for sale in lots	9,377	9,191
Merchandise and finished goods	1,338	1,330
Costs on uncompleted construction contracts	3,300	3,477
Raw materials and supplies	2,413	2,703
Deferred tax assets	4,230	3,730
Other	9,950	11,400
Allowance for doubtful accounts	(78)	(70)
Total current assets	104,618	95,807
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	402,022	395,562
Machinery, equipment and vehicles, net	49,269	47,039
Land	749,594	750,011
Leased assets, net	1,631	1,629
Construction in progress	54,657	62,041
Other, net	11,174	11,612
Total property, plant and equipment	1,268,350	1,267,898
Intangible assets		
Leased assets	51	14
Other	6,763	6,242
Total intangible assets	6,815	6,256
Investments and other assets		
Investment securities	72,962	70,684
Long-term loans receivable	327	327
Net defined benefit asset	56,505	55,661
Deferred tax assets	3,855	4,592
Other	7,525	8,184
Allowance for doubtful accounts	(1,048)	(1,025)
Total investments and other assets	140,127	138,424
Total non-current assets	1,415,293	1,412,579
Total assets	1,519,911	1,508,386

(Millions of yen)

	As of March 31, 2015	As of September 30, 2015
Liabilities		
Current liabilities		
Notes and accounts payable - trade	26,188	20,558
Short-term loans payable	194,558	181,535
Lease obligations	526	516
Income taxes payable	8,981	8,195
Advances received	23,658	28,099
Provision for bonuses	4,983	5,471
Other provision	2,735	2,587
Asset retirement obligations	51	51
Other	61,650	49,653
Total current liabilities	323,334	296,670
Non-current liabilities		
Long-term loans payable	599,922	606,902
Long-term accounts payable to Japan railway construction, transport and technology agency	38,186	35,680
Lease obligations	1,223	1,231
Deferred tax liabilities	120,743	121,781
Deferred tax liabilities for land revaluation	13,080	13,039
Provision for directors' retirement benefits	1,420	1,357
Provision for loss on litigation	7,650	3
Other provision	398	167
Net defined benefit liability	20,140	20,451
Asset retirement obligations	1,956	1,690
Other	24,418	24,728
Total non-current liabilities	829,139	827,036
Total liabilities	1,152,474	1,123,706
Net assets		
Shareholders' equity		
Capital stock	50,000	50,000
Capital surplus	129,172	129,175
Retained earnings	85,126	108,008
Treasury shares	(2,386)	(2,223)
Total shareholders' equity	261,912	284,960
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	19,564	16,460
Revaluation reserve for land	18,304	18,279
Foreign currency translation adjustment	10,478	11,364
Remeasurements of defined benefit plans	55,414	51,535
Total accumulated other comprehensive income	103,761	97,639
Subscription rights to shares	75	301
Non-controlling interests	1,686	1,777
Total net assets	367,437	384,679
Total liabilities and net assets	1,519,911	1,508,386

(2) Quarterly consolidated statements of income and comprehensive income
Quarterly consolidated statement of income (cumulative)

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015
Operating revenue	239,125	250,849
Operating expenses		
Operating expenses and cost of sales of transportation	195,955	196,786
Selling, general and administrative expenses	14,974	15,919
Total operating expenses	210,929	212,706
Operating income	28,195	38,143
Non-operating income		
Interest income	8	5
Dividend income	301	354
Subsidy to keep a bus on a regular route	233	226
Share of profit of entities accounted for using equity method	15	17
Other	690	531
Total non-operating income	1,249	1,136
Non-operating expenses		
Interest expenses	5,153	4,803
Other	190	199
Total non-operating expenses	5,343	5,002
Ordinary income	24,101	34,276
Extraordinary income		
Gain on sales of non-current assets	304	294
Contribution for construction	5	63
Subsidy income	54	98
Gain on sales of investment securities	-	0
Gain on reversal of asset retirement obligations	-	273
Other	14	-
Total extraordinary income	378	731
Extraordinary losses		
Impairment loss	81	180
Loss on sales of non-current assets	10	83
Loss on retirement of non-current assets	585	407
Reduction entry of land contribution for construction	5	63
Loss on reduction of non-current assets	44	80
Loss on sales of investment securities	-	4
Loss on valuation of investment securities	-	0
Litigation loss	7	715
Provision for redevelopment cost	460	-
Other	636	94
Total extraordinary losses	1,830	1,629
Income before income taxes	22,650	33,377
Income taxes - current	6,262	8,004
Income taxes - deferred	988	1,057
Total income taxes	7,251	9,062
Profit	15,399	24,315
Profit attributable to non-controlling interests	48	98
Profit attributable to owners of parent	15,350	24,216

Quarterly consolidated statement of comprehensive income (cumulative)

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015
Profit	15,399	24,315
Other comprehensive income		
Valuation difference on available-for-sale securities	759	(3,104)
Revaluation reserve for land	—	7
Foreign currency translation adjustment	(1,945)	886
Remeasurements of defined benefit plans, net of tax	170	(3,883)
Total other comprehensive income	(1,015)	(6,094)
Comprehensive income	14,383	18,220
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	14,320	18,127
Comprehensive income attributable to non-controlling interests	62	93

(3) Notes to quarterly consolidated financial statements**Notes on premise of going concern**

Not applicable.

Notes on significant changes in the amount of shareholders' equity

Not applicable.

Segment information, etc.

Segment information

I. For the six months ended September 30, 2014 (from April 1, 2014 to September 30, 2014)

Information about operating revenue and income (loss) by reportable segment

(Millions of yen)

	Urban Transporta- tion and Regional	Hotel and Leisure	Real Estate	Construction	Hawaii Business	Other (Note 1)	Total	Adjustments (Note 2)	Amount in the quarterly consolidated statement of income (Note 3)
Operating revenue	77,992	87,490	23,949	43,988	6,832	21,640	261,893	(22,768)	239,125
Segment income (loss)	12,989	5,602	7,465	1,133	(667)	1,852	28,376	(181)	28,195

Notes: 1. "Other" consists of the Izuhakone Business, Ohmi Business and Seibu Lions Business.

2. Adjustments for segment income (loss) of ¥(181) million mainly consist of elimination of inter-company transactions.

3. Segment income (loss) has been reconciled with operating income in the quarterly consolidated statement of income.

II. For the six months ended September 30, 2015 (from April 1, 2015 to September 30, 2015)

Information about operating revenue and income (loss) by reportable segment

(Millions of yen)

	Urban Transporta- tion and Regional	Hotel and Leisure	Real Estate	Construction	Hawaii Business	Other (Note 1)	Total	Adjustments (Note 2)	Amount in the quarterly consolidated statement of income (Note 3)
Operating revenue	79,126	93,621	25,158	42,798	8,637	22,628	271,968	(21,119)	250,849
Segment income (loss)	16,124	10,626	8,203	1,021	(485)	2,377	37,867	276	38,143

Notes: 1. "Other" consists of the Izuhakone Business, Ohmi Business and Seibu Lions Business.

2. Adjustments for segment income (loss) of ¥276 million mainly consist of elimination of inter-company transactions.

3. Segment income (loss) has been reconciled with operating income in the quarterly consolidated statement of income.

4. Supplementary Information

Transportation performance in railway operations

Transportation performance in railway operations at the Group's core company, the consolidated subsidiary Seibu Railway Co., Ltd., was as follows:

(i) Number of passengers in railway operations

(Thousands of people)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change	Change (%)
Commuter passes	197,556	203,985	6,429	3.3
Commuters to work	150,566	155,251	4,684	3.1
Commuters to school	46,990	48,734	1,744	3.7
Passenger tickets	119,223	122,446	3,223	2.7
Total	316,780	326,432	9,652	3.0

Note: The number of passengers is truncated to the nearest thousand. Year-on-year change percentages are rounded to one decimal place.

(ii) Passenger transportation sales in railway operations

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015	Change	Change (%)
Commuter pass sales	21,458	22,128	669	3.1
Commuters to work	19,533	20,136	603	3.1
Commuters to school	1,925	1,991	65	3.4
Passenger ticket sales	26,263	26,938	675	2.6
(Limited express ticket sales in the above)	1,595	1,620	24	1.5
Total	47,721	49,066	1,344	2.8

Note: Passenger transportation sales are truncated to the nearest million yen. Year-on-year change percentages are rounded to one decimal place.

<Reference Information>

Quarterly consolidated statements of cash flows

(Millions of yen)

	For the six months ended September 30, 2014	For the six months ended September 30, 2015
Cash flows from operating activities		
Income before income taxes	22,650	33,377
Depreciation	19,603	19,790
Interest expenses	5,153	4,803
Proceeds from contribution for construction	(5)	(63)
Reduction entry of land contribution for construction	5	63
Decrease (increase) in notes and accounts receivable - trade	3,894	6,240
Decrease (increase) in inventories	(2,517)	(268)
Increase (decrease) in notes and accounts payable - trade	(5,500)	(5,484)
Increase (decrease) in advances received	281	1,008
Interest expenses paid	(5,155)	(4,827)
Income taxes paid	(7,011)	(8,943)
Payments for litigation loss	(7)	(6,784)
Other, net	1,727	(8,131)
Net cash provided by (used in) operating activities	33,118	30,780
Cash flows from investing activities		
Purchase of property, plant and equipment and intangible assets	(26,805)	(26,566)
Proceeds from sales of property, plant and equipment and intangible assets	961	629
Proceeds from contribution received for construction	3,063	4,313
Other, net	(1,257)	(2,126)
Net cash provided by (used in) investing activities	(24,038)	(23,749)
Cash flows from financing activities		
Net increase (decrease) in short-term loans payable	(3,220)	10,066
Proceeds from long-term loans payable	23,363	50,026
Repayments of long-term loans payable	(24,882)	(66,134)
Redemption of accounts payable to Japan railway construction, transport and technology agency	(2,417)	(2,453)
Cash dividends paid	(1,023)	(1,366)
Purchase of treasury shares	(2,713)	(0)
Other, net	(2,654)	(1,260)
Net cash provided by (used in) financing activities	(13,547)	(11,123)
Effect of exchange rate change on cash and cash equivalents	(87)	34
Net increase (decrease) in cash and cash equivalents	(4,555)	(4,057)
Cash and cash equivalents at beginning of period	23,610	22,596
Cash and cash equivalents at end of period	19,055	18,538