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ENGLISH TRANSLATION OF JAPANESE-LANGUAGE DOCUMENT

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MEMBERSHIP

February 10, 2016

Consolidated Financial Results for the Nine Months Ended December 31, 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/>
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Scheduled date to file quarterly securities report: February 15, 2016
Scheduled date to commence dividend payments: -
Preparation of supplementary results briefing material on quarterly financial results: Yes
Holding of quarterly financial results presentation meeting: None

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

1. Consolidated Financial Results for the Nine Months Ended December 31, 2015 (from April 1, 2015 to December 31, 2015)

(1) Consolidated Operating Results (cumulative) (Percentages indicate year-on-year changes.)

	Operating revenue		Operating income		Ordinary income		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine months ended								
December 31, 2015	378,862	5.5	56,055	37.3	50,461	45.6	19,867	(12.0)
December 31, 2014	359,079	2.0	40,828	5.9	34,654	9.3	22,572	14.2

Note: Comprehensive income

For the nine months ended December 31, 2015: ¥11,186 million [(57.9)%]

For the nine months ended December 31, 2014: ¥26,587 million [(17.4)%]

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Nine months ended		
December 31, 2015	58.31	58.30
December 31, 2014	66.28	66.27

(2) Consolidated Financial Position

	Total assets	Net assets	Equity-to-asset ratio
	Millions of yen	Millions of yen	%
As of			
December 31, 2015	1,506,054	376,232	24.8
March 31, 2015	1,519,911	367,437	24.1

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

As of December 31, 2015: ¥374,173 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	505,400	4.9	63,600	28.2	55,900	33.0

	Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	
Fiscal year ending March 31, 2016	48,700	39.6	Yen 142.89

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 December 31, 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 December 31, 2015	1,300,197 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)

Nine months ended December 31, 2015	340,711,103 shares
Nine months ended December 31, 2014	340,586,481 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 (1,244,400 shares as of December 31, 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) (1,348,935 shares for the nine months ended December 31, 2015 and 1,470,636 shares for the nine months ended December 31, 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 Nine Months Ended December 31, 2015."

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1. Qualitative Information Regarding Financial Results for the Nine Months Ended December 31, 2015

(1) Explanation of operating results

During the nine months ended December 31, 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 various policy impacts 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 nine months ended December 31, 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 has been working on its major project "TOKYO GARDEN TERRACE KIOICHO (the development project of the site where the Grand Prince Hotel Akasaka was previously located)," targeting the full-scale start of operations in July 2016.

As a result of these efforts, the Group recorded the following results for the nine months ended December 31, 2015. Operating revenue was ¥378,862 million, up ¥19,783 million, or 5.5%, year on year; operating income was ¥56,055 million, up ¥15,227 million, or 37.3%, year on year, and EBITDA was ¥86,061 million, up ¥15,389 million, or 21.8%, year on year. Ordinary income was ¥50,461 million, up ¥15,807 million, or 45.6%, year on year. Profit attributable to owners of parent was ¥19,867 million, down ¥2,704 million, or 12.0%, year on year, mainly reflecting the recording of an impairment loss in extraordinary losses due to the cancellation of the development plan for the planned site for Ahina railway yard.

Operating results for the nine months ended December 31, 2015, in each segment were as follows.

(Millions of yen)

Segment	Operating revenue			Operating income			EBITDA		
	For the nine months ended December 31, 2015	Year-on-year change	Change (%)	For the nine months ended December 31, 2015	Year-on-year change	Change (%)	For the nine months ended December 31, 2015	Year-on-year change	Change (%)
Urban Transportation and Regional	117,665	1,405	1.2	22,846	3,662	19.1	38,166	3,089	8.8
Hotel and Leisure	142,793	10,145	7.6	17,432	8,900	104.3	25,893	9,096	54.2
Real Estate	37,681	1,942	5.4	12,093	977	8.8	15,249	1,261	9.0
Construction	68,853	480	0.7	1,400	(184)	(11.6)	1,651	(147)	(8.2)
Hawaii Business	13,070	2,897	28.5	(896)	258	-	654	537	459.0
Other	30,167	824	2.8	2,039	393	23.9	3,894	470	13.7
Total	410,232	17,695	4.5	54,915	14,006	34.2	85,509	14,307	20.1
Adjustments	(31,370)	2,088	-	1,139	1,220	-	552	1,082	-
Consolidated	378,862	19,783	5.5	56,055	15,227	37.3	86,061	15,389	21.8

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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change
Operating revenue	116,260	117,665	1,405
Railway operations	75,839	77,836	1,997
Bus operations	18,935	19,472	536
Leisure facilities along railway lines	16,394	16,515	120
Others	5,091	3,841	(1,249)

In railway operations for the nine months ended December 31, 2015, the number of passengers increased by 2.5% year on year (of which commuters increased by 2.7% and non-commuters increased by 2.1%), while passenger transportation sales increased by 2.2% year on year (of which commuters increased by 2.6% and non-commuters increased by 1.9%). 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.

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 ¥117,665 million, up ¥1,405 million, or 1.2%, year on year. Segment operating income increased by ¥3,662 million, or 19.1%, year on year to ¥22,846 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 ¥38,166 million, an increase of ¥3,089 million, or 8.8%, 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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change
Operating revenue	132,648	142,793	10,145
City hotel operations	75,954	81,733	5,779
Resort hotel operations	27,286	28,904	1,617
Golf course operations	10,549	10,584	35
Others	18,858	21,571	2,712

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 proactively 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, due to the factors such that the Sendai Umino-Mori Aquarium started operations and Epon Aqua Park Shinagawa underwent a renovation, visitor numbers to those facilities were strong.

As a result of these initiatives, the Hotel and Leisure business segment recorded operating revenue of ¥142,793 million, an increase of ¥10,145 million, or 7.6%, year on year. Segment operating income increased by ¥8,900 million, or 104.3%, year on year to ¥17,432 million, partly due to the increase in operating revenue, and also to decrease in retirement benefit expenses. EBITDA was ¥25,893 million, an increase of ¥9,096 million, or 54.2%, 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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change
Operating revenue	35,739	37,681	1,942
Leasing operations	22,828	23,731	902
Others	12,910	13,950	1,039

In leasing operations, the Company has worked on effective utilization of the Group's assets under the Seibu Group's Asset Strategy and increasing profitability. In efforts to improve value of areas along the Seibu Railway lines, the Company opened commercial retails such as "Grand Emio Oizumigakuen," "Emio Ikebukuro," and "Emio Shin-Tokorozawa." Meanwhile 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. The Company also acquired an office building in Minato-ku, Tokyo to boost profitability.

In other initiatives, the Company sold a large plot of land among its land for sale in Karuizawa.

As a result of these initiatives, the Real Estate business segment recorded operating revenue of ¥37,681 million, an increase of ¥1,942 million, or 5.4%, year on year, and segment operating income of ¥12,093 million, an increase of ¥977 million, or 8.8%, year on year. EBITDA was ¥15,249 million, an increase of ¥1,261 million, or 9.0%, 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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change
Operating revenue	68,372	68,853	480
Construction operations	48,760	50,729	1,968
Others	19,611	18,124	(1,487)

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.

As a result of these initiatives, the Construction business segment recorded operating revenue of ¥68,853 million, an increase of ¥480 million, or 0.7%, year on year, mainly reflecting an increase in carry-over projects in construction operations, which outweighed a decline in landscaping contract work. Segment operating income was ¥1,400 million, down ¥184 million, or 11.6%, year on year, mainly due to the recording of provision for loss on construction contracts for a project. EBITDA was ¥1,651 million, a decrease of ¥147 million, or 8.2%, 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 ¥13,070 million, an increase of ¥2,897 million, or 28.5%, year on year. Segment operating loss was ¥896 million, an improvement of ¥258 million from an operating loss of ¥1,154 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 ¥654 million, an increase of ¥537 million, or 459.0%, year on year.

Other

In the Izu Hakone 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, the number of spectators increased year on year, reflecting the renewal of a portion of the spectator seats of the SEIBU PRINCE DOME into a style suitable for spectators attending in groups, as well as the execution of various sales initiatives.

As a result of these initiatives, the Other businesses segment recorded operating revenue of ¥30,167 million, an increase of ¥824 million, or 2.8%, year on year, and segment operating income of ¥2,039 million, an increase of ¥393 million, or 23.9%, year on year. EBITDA was ¥3,894 million, an increase of ¥470 million, or 13.7%, 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 November 12, 2015, based on the performance for the first nine months.

In light of higher-than-expected earnings for the first nine months and other factors, the forecast for operating revenue has been revised upward by ¥5,700 million from the previous forecast to ¥505,400 million, an increase of 4.9% year on year.

The forecast for operating income has been revised upward by ¥3,100 million from the previous forecast to ¥63,600 million, up 28.2% 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 ¥2,900 million from the previous forecast to ¥104,600 million, up 16.2% 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	1,572	0.1	1.0	259	2.7	12.7	469	1.1	5.3
Hotel and Leisure	1,876	1.7	7.2	202	17.2	91.7	317	10.4	47.0
Real Estate	495	(0.0)	2.1	141	3.0	(3.8)	184	2.2	(1.1)
Construction	1,026	6.6	4.8	25	(2.7)	(10.9)	28	(3.0)	(8.1)
Hawaii Business	192	(7.9)	38.1	(8)	-	-	11	(52.0)	257.4
Other	372	0.0	1.9	10	7.6	23.0	36	1.5	9.8
Total	5,537	1.5	4.9	630	4.5	24.5	1,048	2.5	14.5
Adjustments	(483)	-	-	5	116.4	-	(2)	-	-
Consolidated	5,054	1.1	4.9	636	5.0	28.2	1,046	2.9	16.2

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

The forecast for ordinary income has been revised upward from the previous forecast by ¥3,200 million to ¥55,900 million, up 33.0% year on year, and the forecast for profit attributable to owners of parent has been revised upward from the previous forecast by ¥12,200 million to ¥48,700 million, up 39.6% year on year, mainly reflecting the expected recording of profit upon recognition of indemnification claims in extraordinary income.

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 nine 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 December 31, 2015
Assets		
Current assets		
Cash and deposits	23,586	21,595
Notes and accounts receivable - trade	50,498	46,517
Land and buildings for sale in lots	9,377	10,646
Merchandise and finished goods	1,338	1,329
Costs on uncompleted construction contracts	3,300	6,010
Raw materials and supplies	2,413	2,812
Deferred tax assets	4,230	2,129
Other	9,950	15,776
Allowance for doubtful accounts	(78)	(76)
Total current assets	104,618	106,743
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	402,022	393,760
Machinery, equipment and vehicles, net	49,269	49,282
Land	749,594	736,790
Leased assets, net	1,631	1,602
Construction in progress	54,657	62,588
Other, net	11,174	11,713
Total property, plant and equipment	1,268,350	1,255,737
Intangible assets		
Leased assets	51	13
Other	6,763	6,064
Total intangible assets	6,815	6,078
Investments and other assets		
Investment securities	72,962	70,470
Long-term loans receivable	327	322
Net defined benefit asset	56,505	55,278
Deferred tax assets	3,855	4,448
Other	7,525	8,001
Allowance for doubtful accounts	(1,048)	(1,025)
Total investments and other assets	140,127	137,495
Total non-current assets	1,415,293	1,399,310
Total assets	1,519,911	1,506,054

(Millions of yen)

	As of March 31, 2015	As of December 31, 2015
Liabilities		
Current liabilities		
Notes and accounts payable - trade	26,188	22,894
Short-term loans payable	194,558	188,104
Lease obligations	526	520
Income taxes payable	8,981	5,231
Advances received	23,658	22,741
Provision for bonuses	4,983	2,331
Other provision	2,735	3,024
Asset retirement obligations	51	51
Other	61,650	58,395
Total current liabilities	323,334	303,294
Non-current liabilities		
Long-term loans payable	599,922	602,732
Long-term accounts payable to Japan railway construction, transport and technology agency	38,186	35,680
Lease obligations	1,223	1,196
Deferred tax liabilities	120,743	121,699
Deferred tax liabilities for land revaluation	13,080	13,039
Provision for directors' retirement benefits	1,420	1,330
Provision for loss on litigation	7,650	3
Other provision	398	182
Net defined benefit liability	20,140	20,980
Asset retirement obligations	1,956	1,694
Other	24,418	27,987
Total non-current liabilities	829,139	826,527
Total liabilities	1,152,474	1,129,822
Net assets		
Shareholders' equity		
Capital stock	50,000	50,000
Capital surplus	129,172	129,189
Retained earnings	85,126	102,119
Treasury shares	(2,386)	(2,088)
Total shareholders' equity	261,912	279,221
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	19,564	16,114
Revaluation reserve for land	18,304	18,279
Foreign currency translation adjustment	10,478	10,201
Remeasurements of defined benefit plans	55,414	50,357
Total accumulated other comprehensive income	103,761	94,952
Subscription rights to shares	75	278
Non-controlling interests	1,686	1,779
Total net assets	367,437	376,232
Total liabilities and net assets	1,519,911	1,506,054

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

(Millions of yen)

	For the nine months ended December 31, 2014	For the nine months ended December 31, 2015
Operating revenue	359,079	378,862
Operating expenses		
Operating expenses and cost of sales of transportation	295,777	299,242
Selling, general and administrative expenses	22,474	23,564
Total operating expenses	318,251	322,807
Operating income	40,828	56,055
Non-operating income		
Interest income	10	7
Dividend income	524	641
Subsidy to keep a bus on a regular route	363	344
Share of profit of entities accounted for using equity method	26	31
Other	1,032	985
Total non-operating income	1,957	2,009
Non-operating expenses		
Interest expenses	7,693	7,152
Other	438	450
Total non-operating expenses	8,131	7,603
Ordinary income	34,654	50,461
Extraordinary income		
Gain on sales of non-current assets	421	312
Contribution for construction	576	988
Subsidy income	55	99
Gain on sales of investment securities	–	105
Other	14	275
Total extraordinary income	1,068	1,781
Extraordinary losses		
Impairment loss	81	12,870
Loss on sales of non-current assets	13	111
Loss on retirement of non-current assets	965	1,032
Reduction entry of land contribution for construction	513	976
Loss on reduction of non-current assets	45	80
Loss on sales of investment securities	–	4
Loss on valuation of investment securities	–	0
Other	1,230	3,895
Total extraordinary losses	2,851	18,972
Income before income taxes	32,870	33,270
Income taxes - current	7,798	10,216
Income taxes - deferred	2,436	3,082
Total income taxes	10,235	13,299
Profit	22,635	19,971
Profit attributable to non-controlling interests	63	103
Profit attributable to owners of parent	22,572	19,867

Quarterly consolidated statement of comprehensive income (cumulative)

(Millions of yen)

	For the nine months ended December 31, 2014	For the nine months ended December 31, 2015
Profit	22,635	19,971
Other comprehensive income		
Valuation difference on available-for-sale securities	1,871	(3,450)
Revaluation reserve for land	–	7
Foreign currency translation adjustment	1,887	(276)
Remeasurements of defined benefit plans, net of tax	192	(5,064)
Total other comprehensive income	3,951	(8,784)
Comprehensive income	26,587	11,186
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	26,516	11,091
Comprehensive income attributable to non-controlling interests	70	95

(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 nine months ended December 31, 2014 (from April 1, 2014 to December 31, 2014)

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

(Millions of yen)

	Urban Transportation 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	116,260	132,648	35,739	68,372	10,173	29,343	392,537	(33,458)	359,079
Segment income (loss)	19,183	8,532	11,116	1,584	(1,154)	1,645	40,908	(80)	40,828

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

2. Adjustments for segment income (loss) of ¥(80) 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) Information about impairment loss on non-current assets or goodwill by reportable segment

Not applicable.

II. For the nine months ended December 31, 2015 (from April 1, 2015 to December 31, 2015)

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

(Millions of yen)

	Urban Transportation 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	117,665	142,793	37,681	68,853	13,070	30,167	410,232	(31,370)	378,862
Segment income (loss)	22,846	17,432	12,093	1,400	(896)	2,039	54,915	1,139	56,055

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

2. Adjustments for segment income (loss) of ¥1,139 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) Information about impairment loss on non-current assets or goodwill by reportable segment

(Significant impairment loss on non-current asset)

In the Urban Transportation and Regional segment, an impairment loss was recorded following the decision to cancel the development plan for the planned site for Ahina railway yard, which is owned by Seibu Railway Co., Ltd. The amount recorded for the aforesaid impairment loss was ¥12,640 million in the nine months ended December 31, 2015.

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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change	Change (%)
Commuter passes	294,911	302,825	7,914	2.7
Commuters to work	224,455	230,605	6,150	2.7
Commuters to school	70,455	72,220	1,764	2.5
Passenger tickets	179,653	183,499	3,845	2.1
Total	474,565	486,324	11,759	2.5

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 nine months ended December 31, 2014	For the nine months ended December 31, 2015	Change	Change (%)
Commuter pass sales	32,000	32,838	838	2.6
Commuters to work	29,110	29,885	775	2.7
Commuters to school	2,889	2,952	63	2.2
Passenger ticket sales	39,555	40,300	745	1.9
(Limited express ticket sales in the above)	2,408	2,426	18	0.7
Total	71,555	73,139	1,583	2.2

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