

Overview of financial results for the six months ended September 30, 2018

November 8, 2018

Seibu Holdings Inc. (9024)
<http://www.seibuholdings.co.jp/en/>

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Financial results for the six months ended September 30, 2018

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		6months ended September 30, 2018 (forecast)	Change from forecast (Amount / %)		Billions of yen
Operating revenue	266.3	283.2	16.9	6.3%	282.6	0.6	0.2%	
Operating profit	37.8	42.0	4.2	11.2%	39.4	2.6	6.8%	
EBITDA ¹	62.6	68.4	5.7	9.2%	65.5	2.9	4.4%	
Ordinary profit	33.1	38.2	5.0	15.2%	34.8	3.4	9.8%	
Profit attributable to owners of parent	23.2	25.9	2.6	11.5%	26.2	(0.2)	(0.9%)	

¹ EBITDA is calculated by adding depreciation and amortization of goodwill to operating profit

Key points of financial results

■ Operating revenue

Increased due to the following factors: strong RevPAR growth and a solid performance in the MICE (meetings, incentives, conventions and exhibitions) businesses in the hotel operations. Also, an increase in rent revenue from Tokyo Garden Terrace Kioicho, rising attendance at Seibu Lions baseball games and RevPAR growth in the hotels in the Hawaii Business contributed to the operating revenue.

► **Page 3**

■ Operating profit/Ordinary profit/Profit attributable to owners of parent

Increased due to the increase in revenue

► **Page 4, 21, 22**

<Seibu railway/Railway operations>

Sales +0.8% YoY (Commuter passes: +1.0%, Non-commuter passes: +0.6%)

► **Page 9**

<Hotel operations>

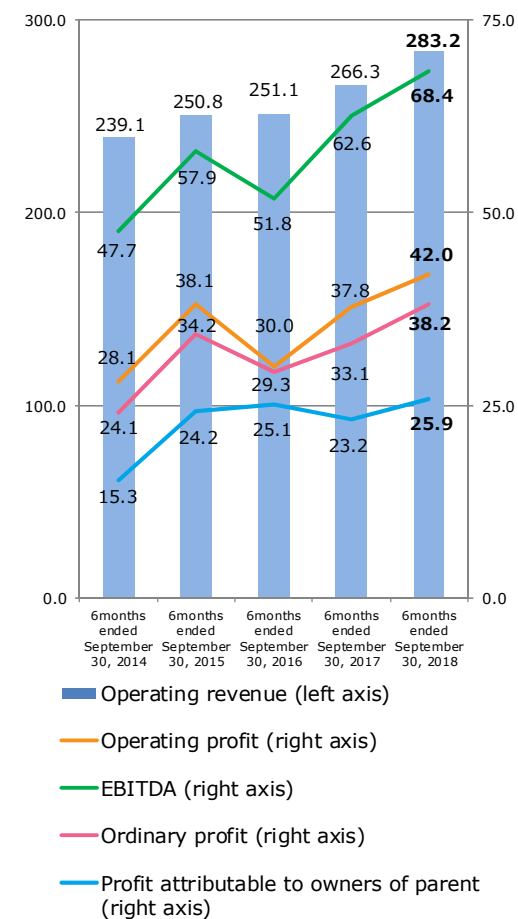
RevPAR 12,576yen (+7.1% YoY)

City hotels: 13,362 yen (+8.5% YoY), Resort hotels: 10,958 yen (+3.6% YoY)

► **Page 11**

Earnings results

billions of yen



Operating revenue for each segment

billions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		6months ended September 30, 2018 (forecast)	Change from forecast (Amount / %)		Details
Urban Transportation and Regional	81.7	82.2	0.5	0.7%	82.6	(0.3)	(0.4%)	Revenue increased in transportation sales in both commuters and non-commuters due to a strong employment situation, holding events at the MetLife Dome, an increase in attendance at MetLife Dome baseball games, the opening of Grand Emio Tokorozawa phase I, the introduction of the "HAIJIMA LINER" extra-fare reserved seating trains and a brisk performance in bus operations. Revenue was lower than forecast in railway operations mainly due to the impact of inclement weather such as typhoons.
Hotel and Leisure	101.5	109.7	8.1	8.0%	110.8	(1.0)	(1.0%)	Revenue increased mainly due to RevPAR growth, strong performance in the MICE business and the conversion of StayWell into a consolidated subsidiary. Revenue was lower than forecast mainly due to the impact of repeated natural disasters and extreme heat at resort hotels, golf courses, and Yokohama Hakkeijima Sea Paradise despite favorable performance in city hotels.
Real Estate	29.5	32.6	3.0	10.4%	31.4	1.2	4.0%	Revenue rose mainly due to an increase in rent revenue from Tokyo Garden Terrace Kioicho. Revenue was higher than forecast mainly due to strong performance in Karuizawa Prince Shopping Plaza and sales of land.
Construction	47.3	48.2	0.8	1.8%	47.5	0.7	1.5%	Revenue increased mainly due to increases in construction work and renovation projects. Revenue was higher than forecast mainly due to large-scale renovation projects.
Hawaii Business	7.9	9.4	1.5	19.2%	9.5	(0.0)	(0.9%)	Revenue rose due to a rise in ADR and occupancy rates at Prince Waikiki and Mauna Kea Beach Hotel despite the impacts of downscaling of operations at Hapuna Beach Prince Hotel for renovation and the Kilauea volcano eruption.
Other	23.9	25.9	1.9	8.4%	24.8	1.1	4.5%	Revenue rose in Seibu Lions business mainly due to an increase in attendance helped by the outstanding performance by the baseball team and execution of various initiatives, and strong sales of official merchandise.
Adjustments	(25.6)	(24.9)	0.7	—	(24.0)	(0.9)	—	
Consolidated	266.3	283.2	16.9	6.3%	282.6	0.6	0.2%	

Operating profit and EBITDA for each segment

Operating profit

billions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		6months ended September 30, 2018 (forecast)	Change from forecast (Amount / %)		Details
Urban Transportation and Regional	17.3	16.0	(1.3)	(7.6%)	16.4	(0.3)	(2.1%)	Operating profit decreased due to an increase in expenses such as electric power costs, fuel costs, repair expenses and general and administrative expenses despite increased transportation sales in railway and bus operations. Operating profit was lower than forecast in railway operations mainly due to the impact of inclement weather such as typhoons.
Hotel and Leisure	8.8	10.3	1.5	17.2%	10.1	0.2	2.9%	Operating profit increased due to higher revenue despite increases in expenses for future growth (such as hiring staff in a strategic approach and expenses related to new businesses), utilities costs and depreciation, etc. Operating profit was higher than forecast due to cost cutting.
Real Estate	7.6	10.5	2.8	37.9%	9.4	1.1	11.9%	Operating profit rose due to the increase in revenue.
Construction	2.3	2.1	(0.2)	(9.5%)	1.4	0.7	51.4%	Operating profit decreased mainly due to the absence of renovation projects with high profit margins in the same period of the previous fiscal year. Operating profit was higher than forecast due to improved profit margins as well as the increase in revenue.
Hawaii Business	(0.7)	(0.4)	0.2	—	(0.3)	(0.1)	—	Operating loss shrank due to the increase in revenue. Operating profit was lower than forecast mainly due to the impacts of the Kilauea volcano eruption.
Other	2.4	3.0	0.5	20.6%	2.1	0.9	43.4%	Operating profit rose due to the increase in revenue.
Adjustments	(0.1)	0.4	0.5	—	0.3	0.1	47.4%	
Consolidated	37.8	42.0	4.2	11.2%	39.4	2.6	6.8%	

EBITDA

billions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		6months ended September 30, 2018 (forecast)	Change from forecast (Amount / %)		Details
Urban Transportation and Regional	27.8	26.5	(1.2)	(4.6%)	26.9	(0.3)	(1.1%)	
Hotel and Leisure	16.2	18.4	2.1	13.1%	18.1	0.3	1.8%	
Real Estate	12.1	15.6	3.4	28.1%	14.3	1.3	9.1%	
Construction	2.5	2.3	(0.2)	(8.2%)	1.6	0.7	44.8%	
Hawaii Business	0.2	0.7	0.4	189.2%	0.9	(0.1)	(16.4%)	
Other	3.8	4.4	0.5	15.1%	3.6	0.8	24.4%	
Adjustments	(0.4)	0.2	0.6	—	0.1	0.1	134.1%	
Consolidated	62.6	68.4	5.7	9.2%	65.5	2.9	4.4%	

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Key initiatives of the six months ended September 30, 2018

Overall

- Opened “Seibu Group in-house childcare center” to support employees taking on active roles in the workplace (November 1, 2018)
- Invested in venture capital (VC) funds as a step for creating new business areas (July 27, 2018).

Urban Transportation & Regional

- Conducted development of an elevated station building and accessway at Tama station on the Tamagawa Line (scheduled to be completed during the fiscal year ending March 31, 2021)
- Conducted renewal construction on Seibu-Shinjuku station and Hannō station (scheduled to be completed in March 2019).
- Opened “SEIBU FITNESS emifit Saginomiya” (April 7, 2018)
- Introduced MIRAI SPEAKER system as an initiative for barrier free sound (July 9, 2018).
- Conducted trial testing of a system for detection of people falling between train and platform at Arai yakushi-mae station (July 21, 2018).
- Major private railway companies(11 companies) launched a “private railway career train” scheme that involves exchanging human resources from each company on a reciprocal basis.

Hotel & Leisure

- Decided on opening of the PRINCE VACATION CLUB membership hotel business (scheduled to open in July 2019).
- PRINCE VACATION CLUB Villa Karuizawa Asama, PRINCE VACATION CLUB Karuizawa Asama, PRINCE VACATION CLUB Sanyo-so
- Renewal of large banquet hall and restaurant and construction of a new guestroom wing at Karuizawa Prince Hotel West (scheduled to open in stages from June 2020).
- Relocation of club lounge and addition of new suite rooms at Grand Prince Hotel New Takanawa (scheduled to open in stages from December 2018).
- Renovation of certain guest rooms and lobby at Shinagawa Prince Hotel Annex Tower (scheduled for renewal in summer of 2019).
- Established “The Prince AKATOKI” luxury brand offered overseas by StayWell Holdings Pty Ltd
- StayWell Holdings Pty Ltd to open Park Regis Arion in Jakarta, Indonesia and Park Regis Aveda in southern India.

Real Estate

- Decided on “DaiyaGate Ikebukuro” for the building name of the Seibu Railway Ikebukuro Building (tentative name) (plan for rebuilding the Company’s former headquarters in Ikebukuro) (scheduled to open in spring of 2019).
- Started sales of the condominium ENVIE-NÉ HÔYA.

Hawaii Business

- Prince Waikiki was awarded the “2018 Certificate of Excellence” by TripAdvisor, the world’s largest travel website.
- Hapuna Beach Prince Hotel was rebranded as the Westin Hapuna Beach Resort, becoming a Westin Brand affiliate, after the full renovation (reopened in June 26, 2018).

Other Business

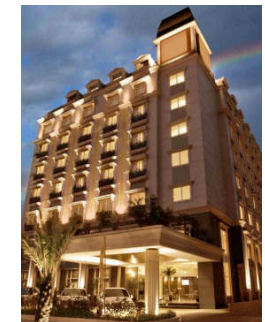
- Saitama Seibu Lions won the 22nd Pacific League title for the first time in ten years.
- MetLife Dome area: Promote construction to develop into a ballpark complex (scheduled for completion in spring of 2021).
- Started operations of the amphibious bus “NINJABUS WATER SPIDER” at Hakone Lake Ashinoko (April 27, 2018).



Hannō station renewal
(conceptual image)



PRINCE VACATION CLUB
Sanyo-So
(guestroom conceptual image)



Park Regis Arion (exterior)



Saitama Seibu Lions

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Urban Transportation and Regional Overview

millions of yen

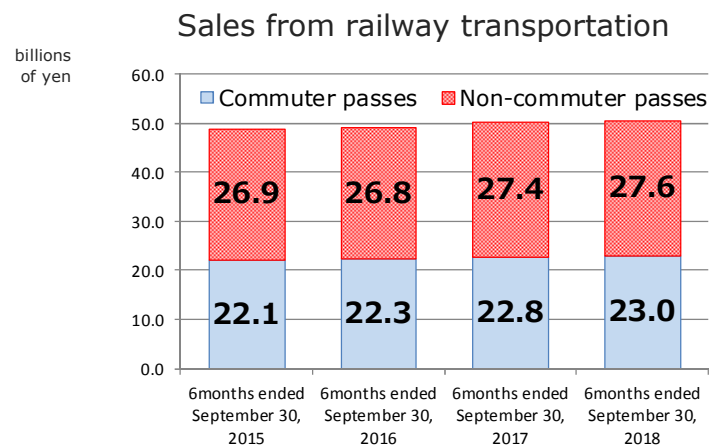
	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	81,711	82,251	539	0.7%	
Railway operations	53,122	53,174	51	0.1%	Revenue increased in transportation sales in both commuters and non-commuters due to a strong employment situation, holding events at the MetLife Dome, an increase in attendance at MetLife Dome baseball games, the opening of Grand Emio Tokorozawa phase I, and the introduction of the "HAIJIMA LINER" extra-fare reserved seating trains.
Bus operations	13,044	13,381	337	2.6%	Revenue increased due to strong performance in route buses.
Leisure facilities along railway lines	11,684	11,893	209	1.8%	Revenue increased mainly due to an increase in the number of visitors to Toshimaen during summer.
Others	3,859	3,801	(58)	(1.5%)	
Operating profit	17,362	16,050	(1,311)	(7.6%)	Operating profit decreased due to an increase in expenses such as electric power costs, fuel costs, repair expenses and general and administrative expenses despite increased transportation sales in railway operations and bus operations.
EBITDA	27,888	26,594	(1,293)	(4.6%)	

Urban Transportation and Regional

Key operating data of Railway operations

Number of passengers and sales from railway transportation (Seibu Railway Co., Ltd.)

		thousands of passengers, millions of yen						
		6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
Number of passengers	Commuter passes	203,985	206,397	1.2%	210,579	2.0%	212,759	1.0%
	Non-commuter passes	122,446	122,140	(0.3%)	124,025	1.5%	124,653	0.5%
	Total	326,432	328,538	0.6%	334,605	1.8%	337,412	0.8%
Sales from railway transportation	Commuter passes	22,128	22,389	1.2%	22,860	2.1%	23,091	1.0%
	Non-commuter passes	26,938	26,844	(0.3%)	27,449	2.3%	27,619	0.6%
	Total	49,066	49,233	0.3%	50,309	2.2%	50,711	0.8%
Other revenue		2,082	1,989	(4.4%)	1,993	0.2%	1,986	(0.3%)
Total net sales		51,148	51,223	0.1%	52,303	2.1%	52,698	0.8%



■ Commuter passes

Increased due to the strong employment situation

■ Non-commuter passes

Increased due to holding events at the MetLife Dome, an increase in attendance at MetLife Dome baseball games, the opening of Grand Emio Tokorozawa phase I, and the introduction of the "HAIJIMA LINER" extra-fare reserved seating trains, and so forth.

Hotel and Leisure Overview

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	101,563	109,724	8,161	8.0%	
City hotel operations	57,486	62,483	4,996	8.7%	Revenue increased mainly due to RevPAR growth and strong performance in the restaurants division and MICE business.
Resort hotel operations	20,773	21,865	1,091	5.3%	Revenue increased mainly contributed by sales in the hotels where operations had been stopped for renovation in the previous fiscal year and an increase in RevPAR despite the impact of cancellations due to natural disasters and so forth.
Golf course operations	7,700	7,594	(105)	(1.4%)	Revenue decreased due to effects of a series of natural disasters and the summer's extreme heat.
Others	15,602	17,781	2,179	14.0%	Revenue increased mainly due to the conversion of StayWell Holdings Pty Ltd into a consolidated subsidiary.
Operating profit	8,870	10,397	1,526	17.2%	
EBITDA	16,295	18,424	2,128	13.1%	Operating profit increased due to higher revenue despite increases in expenses for future growth (such as hiring staff in a strategic approach and expenses related to new businesses), utilities costs and depreciation, etc.

Hotel and Leisure

Indicators of hotel operations

Indicators of hotel operations (Prince Hotels, Inc.)

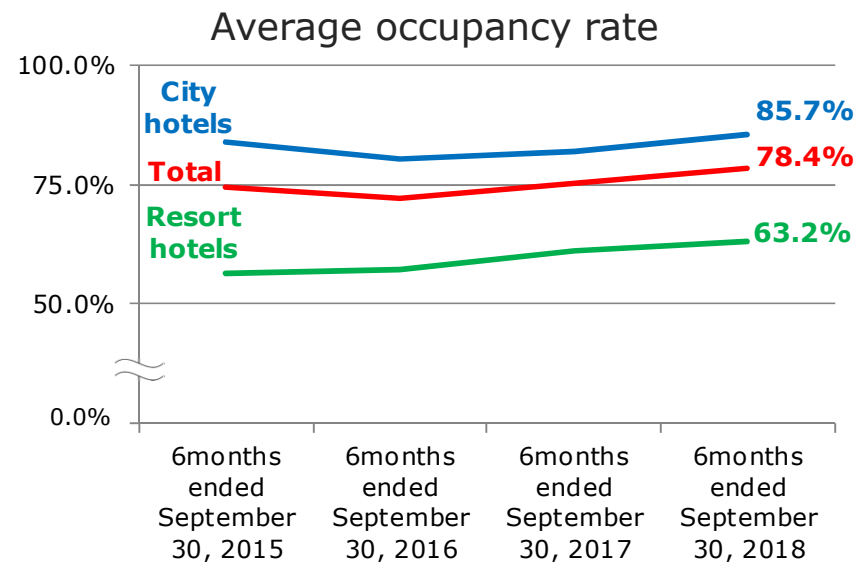
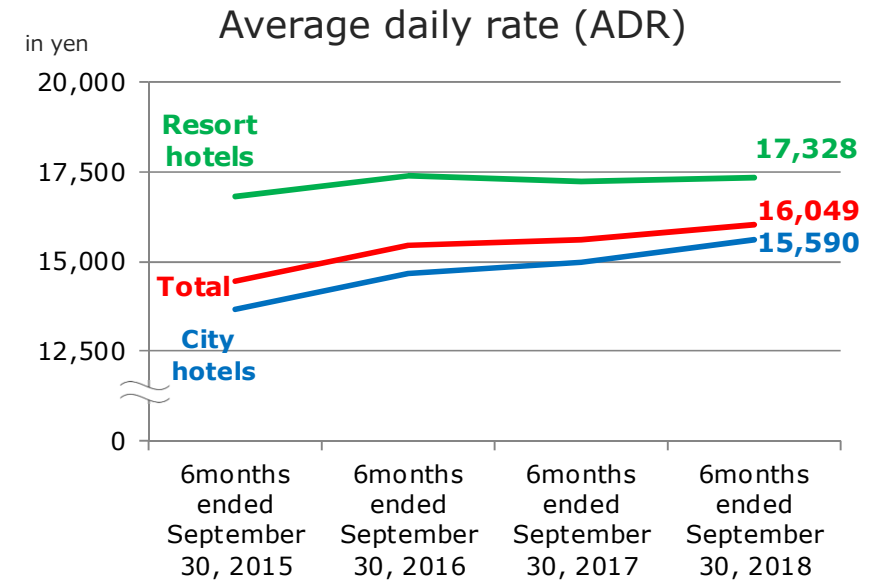
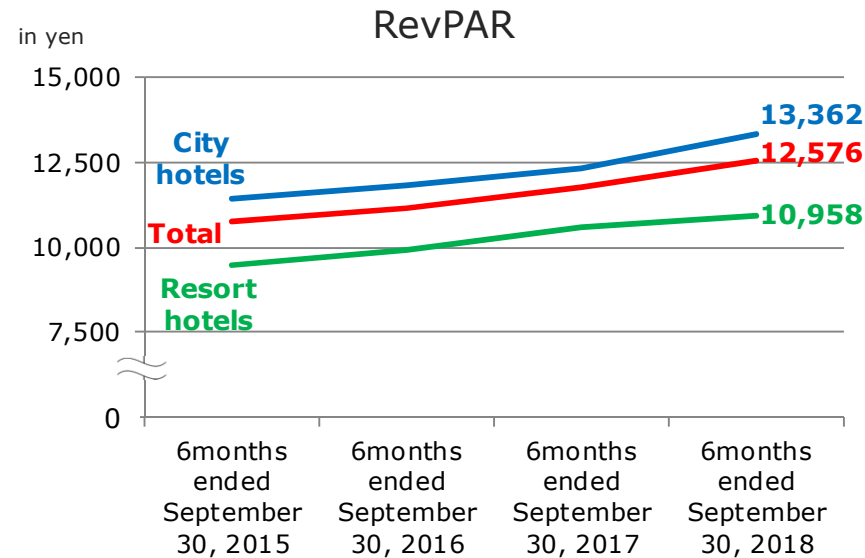
RevPAR, room rates in yen

		6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
RevPAR	City hotels	11,452	11,845	3.4%	12,310	3.9%	13,362	8.5%
	Takanawa and Shinagawa area	12,119	12,825	5.8%	12,684	(1.1%)	13,652	7.6%
	Resort hotels	9,502	9,953	4.8%	10,576	6.3%	10,958	3.6%
	Karuizawa area	22,184	22,060	(0.6%)	24,108	9.3%	23,107	(4.2%)
	Total	10,784	11,171	3.6%	11,744	5.1%	12,576	7.1%
Average daily rate (ADR)	City hotels	13,653	14,689	7.6%	15,007	2.2%	15,590	3.9%
	Takanawa and Shinagawa area	13,839	14,718	6.3%	14,765	0.3%	15,094	2.2%
	Resort hotels	16,821	17,415	3.5%	17,246	(1.0%)	17,328	0.5%
	Karuizawa area	34,645	34,041	(1.7%)	34,869	2.4%	32,021	(8.2%)
	Total	14,476	15,456	6.8%	15,602	0.9%	16,049	2.9%
Average occupancy rate	City hotels	83.9%	80.6%	(3.2pt)	82.0%	1.4pt	85.7%	3.7pt
	Takanawa and Shinagawa area	87.6%	87.1%	(0.4pt)	85.9%	(1.2pt)	90.4%	4.5pt
	Resort hotels	56.5%	57.2%	0.7pt	61.3%	4.2pt	63.2%	1.9pt
	Karuizawa area	64.0%	64.8%	0.8pt	69.1%	4.3pt	72.2%	3.0pt
	Total	74.5%	72.3%	(2.2pt)	75.3%	3.0pt	78.4%	3.1pt

Takanawa and Shinagawa area : The Prince Sakura Tower Tokyo, Grand Prince Hotel Takanawa, Grand Prince Hotel New Takanawa, Shinagawa Prince Hotel
 Karuizawa area : The Prince Karuizawa, The Prince Villa Karuizawa, Karuizawa Prince Hotel

Hotel and Leisure

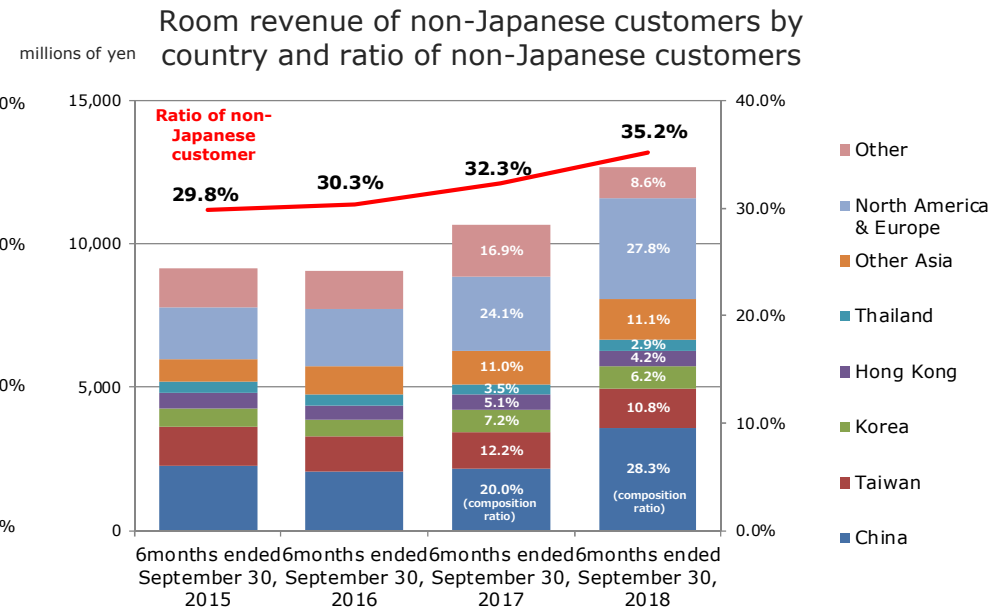
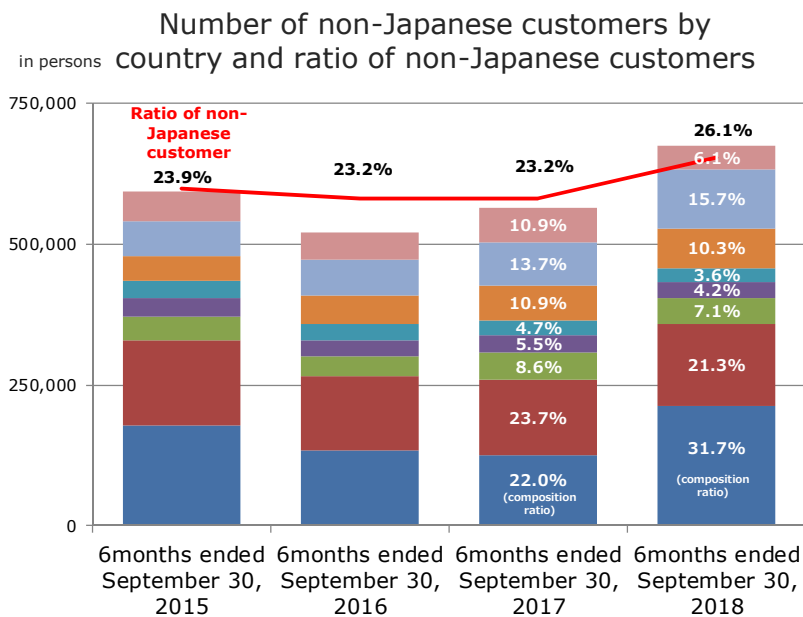
Indicators of hotel operations



Hotel and Leisure

Inbound trends (Number of customers, Room revenue)

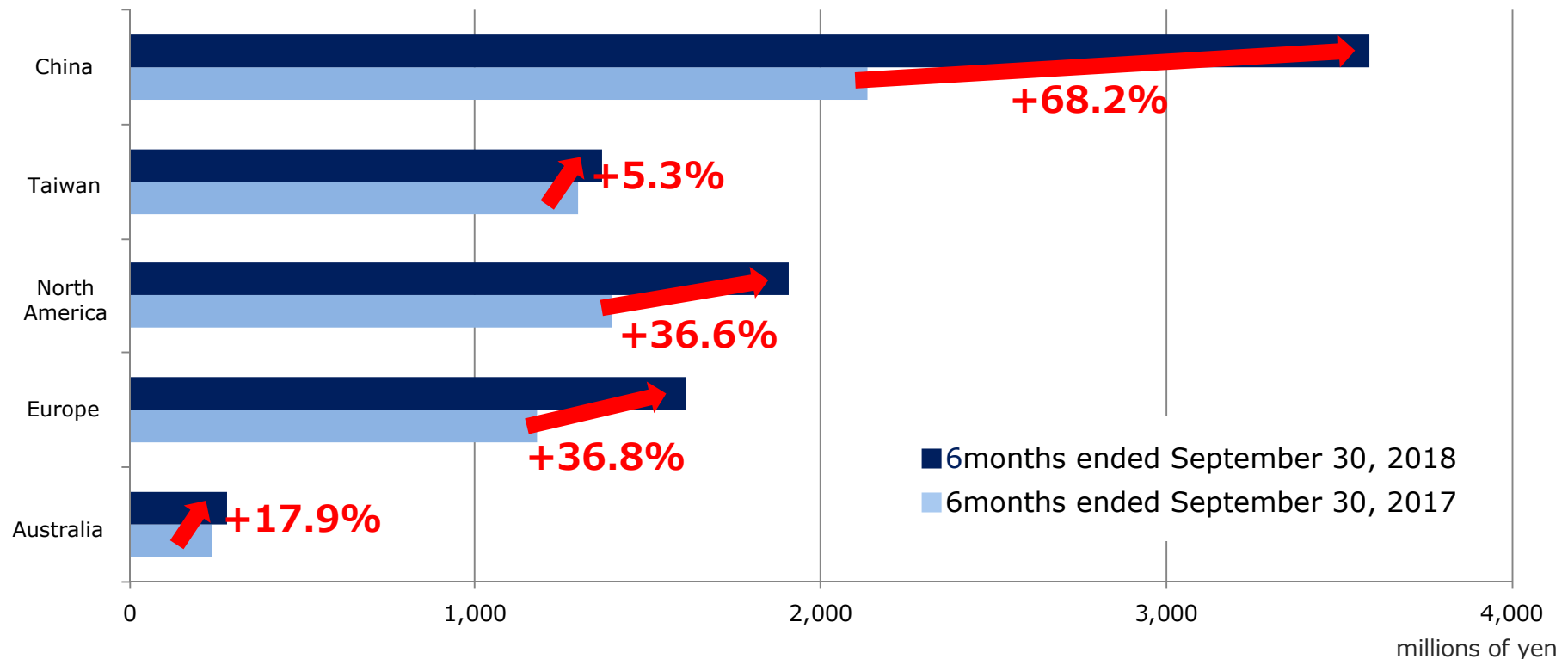
		in persons, millions of yen						
		6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
Breakdown of our customers	Japanese customers	1,883,695	1,725,178	(158,517)	1,870,130	144,952	1,907,013	36,883
	Non-Japanese customers	592,436	520,656	(71,780)	564,278	43,622	672,492	108,214
	Total	2,476,131	2,245,834	(230,297)	2,434,408	188,574	2,579,505	145,097
Room revenue	Non-Japanese customers	9,132	9,060	(72)	10,658	1,597	12,672	2,014



Hotel and Leisure

Status of initiative to change target market

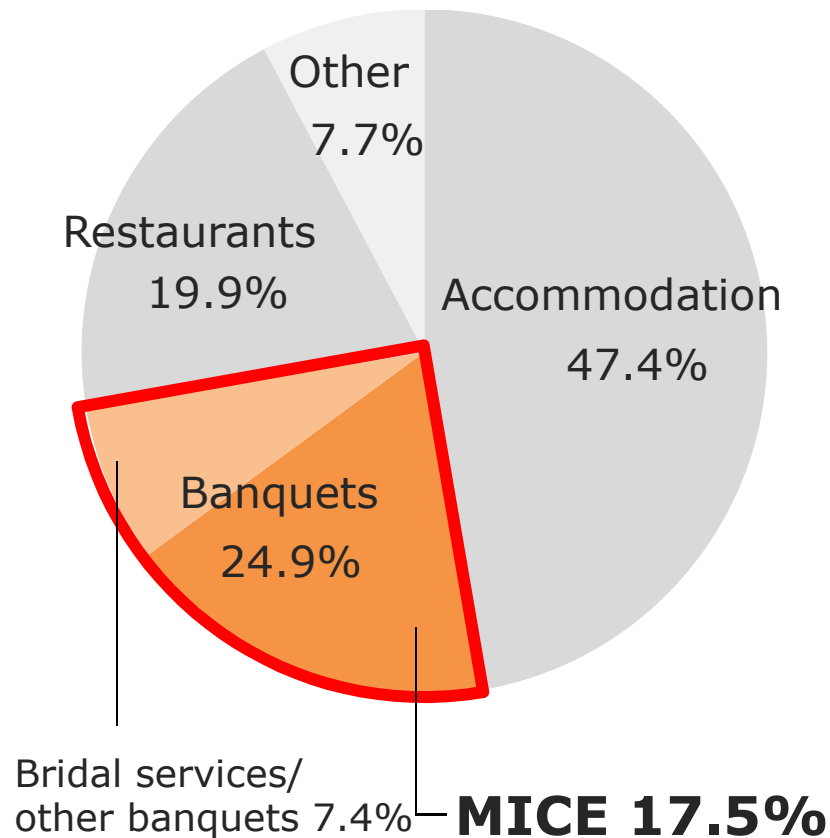
■ Room revenue from inbound tourists by region



Revenue increased from regions such as North America, Europe and Australia as tourists from those areas tend to pay higher unit prices. Seibu Group has captured growing demand from Asian markets such as China, which helps our hotels secure group bookings far in advance.

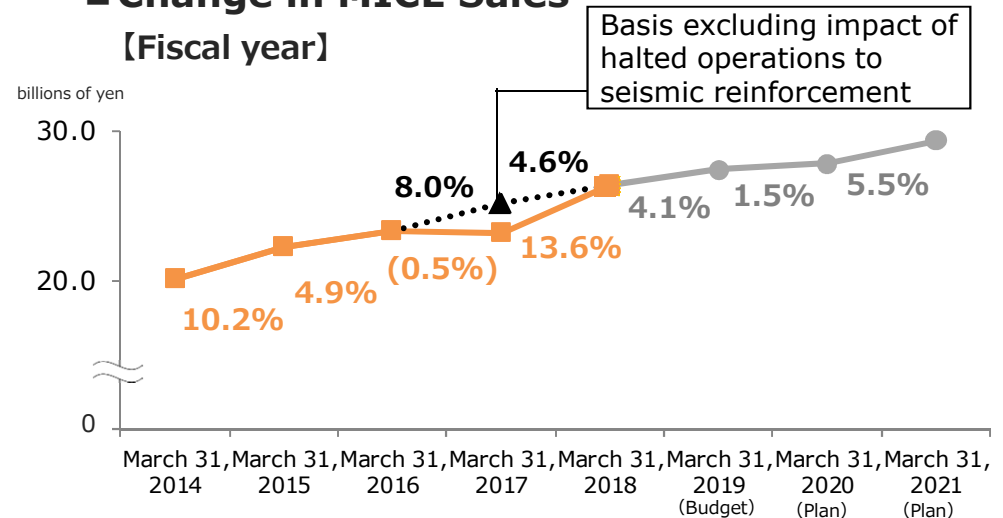
Hotel and Lesuire Status of MICE

■ The breakdown of the hotel revenue (6months ended September 30, 2018)

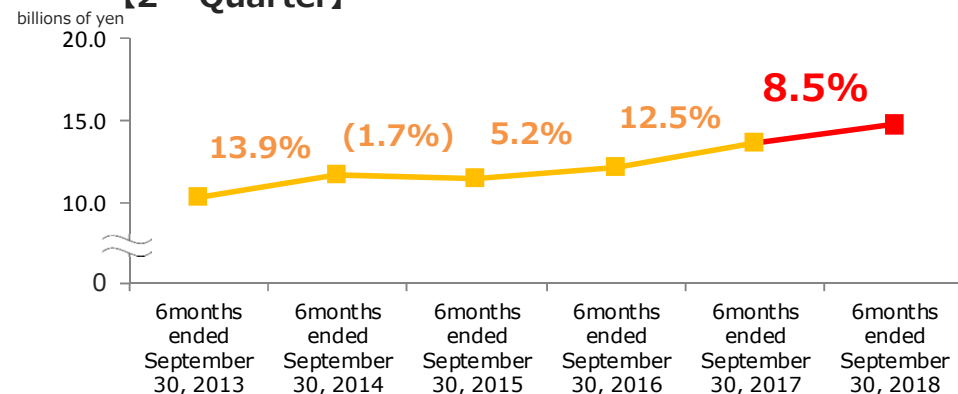


Sales in the MICE business are continuing on an upward trend. Thanks to the strong corporate demand for meetings, seminars and incentives, sales exceeded our earlier expectation.

■ Change in MICE Sales [Fiscal year]



[2nd Quarter]



Real Estate Overview

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	29,575	32,665	3,090	10.4%	
Leasing operations	20,139	23,538	3,399	16.9%	Revenue rose mainly due to an increase in rent revenue from Tokyo Garden Terrace Kioicho.
Others	9,436	9,126	(309)	(3.3%)	Revenue decreased mainly due to housing sales in front of Seibu-Tachikawa station in the same period of the previous fiscal year.
Operating profit	7,631	10,521	2,890	37.9%	Operating profit rose due to the increase in revenue.
EBITDA	12,185	15,606	3,420	28.1%	

in thousands of square meters

		6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
Leasing space as of September, 30	commercial retail	231	237	5	237	0	243	6
	office/residential	58	160	102	170	10	173	3
Vacancy rate for leasable space as of September, 30	commercial retail	2.2%	1.1%	(1.1pt)	0.7%	(0.4pt)	1.2%	0.5pt
	office/residential	15.0%	2.0%	(13.0pt)	0.8%	(1.2pt)	0.9%	0.1pt

Construction Overview

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	47,359	48,230	870	1.8%	
Construction operations	35,314	35,323	8	0.0%	Revenue was nearly flat YoY mainly due to increases in construction work and renovation projects despite decreases in civil engineering projects and the construction of private residential houses.
Others	12,044	12,906	861	7.2%	Revenue rose mainly due to an increase in landscaping contract work.
Operating profit	2,341	2,119	(222)	(9.5%)	Operating profit decreased mainly due to the absence of civil engineering projects with high profit margins in the same period of the previous fiscal year.
EBITDA	2,525	2,317	(207)	(8.2%)	

Status of orders received by the Construction operations

millions of yen

	6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
Orders carried over from the previous fiscal year	84,335	99,069	14,733	89,755	(9,313)	100,542	10,787
Orders received during the period	42,406	40,812	(1,594)	46,103	5,290	34,642	(11,460)
Orders carried over to the next period	95,621	105,340	9,718	100,660	(4,679)	100,045	(615)

Hawaii Business Overview

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	7,901	9,419	1,518	19.2%	Revenue rose due to an increase in ADR and occupancy rates at Prince Waikiki and Mauna Kea Beach Hotel despite the impacts of downscaling of operations at Hapuna Beach Prince Hotel for renovation and the Kilauea volcano eruption.
Operating profit	(765)	(467)	298	—	Operating loss shrank due to the increase in revenue.
EBITDA	260	752	492	189.2%	

Average occupancy rate and average dairy rate of Hotel

	6months ended September 30, 2015	6months ended September 30, 2016	YoY change	6months ended September 30, 2017	YoY change	6months ended September 30, 2018	YoY change
RevPAR (¥)	21,104	19,369	(1,735)	18,999	(370)	26,081	7,082
RevPAR (\$)	176.16	176.08	(0.08)	180.95	4.87	226.79	45.84
Average daily rate (¥)	28,940	27,302	(1,638)	30,218	2,916	36,546	6,328
Average daily rate (\$)	241.57	248.20	6.63	287.79	39.59	317.79	30.00
Average occupancy rate	72.9%	70.9%	(2.0pt)	62.9%	(8.0pt)	71.4%	8.5pt

Other Business Overview

					millions of yen
	6months ended September 30, 2017	6months ended September 30, 2018	YoY change (Amount / %)		Details
Operating revenue	23,908	25,904	1,996	8.4%	Revenue rose in Seibu Lions business mainly due to an increase in attendance helped by the outstanding performance by the baseball team and execution of various initiatives, and strong sales of official merchandise.
Operating profit	2,496	3,010	513	20.6%	Operating profit rose due to the increase in revenue.
EBITDA	3,889	4,477	588	15.1%	

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the fiscal year ending March 31, 2019** **P25**

Summary of consolidated statement of income

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change	Details
Operating revenue	266,335	283,240	16,904	Urban Transportation and Regional: +0.5 billion yen, Hotel and Leisure: +8.1 billion yen, Real Estate: +3.0 billion yen, Construction: +0.8 billion yen, Hawaii Business: +1.5 billion yen, Other: +1.9 billion yen
Operating profit	37,835	42,073	4,238	Urban Transportation and Regional: -1.3 billion yen, Hotel and Leisure: +1.5 billion yen, Real Estate: +2.8 billion yen, Construction: -0.2 billion yen, Hawaii Business: +0.2 billion yen, Other: +0.5 billion yen
Non-operating income	1,200	1,680	480	
Non-operating expenses	5,871	5,547	(324)	
Ordinary profit	33,165	38,207	5,042	
Extraordinary income	968	315	(652)	Compensation income -0.7 billion yen
Extraordinary losses	1,290	2,378	1,088	(Current fiscal period) Loss on valuation of investment securities +1.0 billion yen
Profit before income taxes	32,842	36,144	3,301	
Income taxes	9,174	9,764	589	
Profit	23,668	26,380	2,712	
Profit attributable to non-controlling interests	392	427	34	
Profit attributable to owners of parent	23,275	25,953	2,677	

Non-operating income and expenses and extraordinary income and losses

millions of yen

	6months ended September 30, 2017	6months ended September 30, 2018	YoY change	Details
Operating profit	37,835	42,073	4,238	
Non-operating income	1,200	1,680	480	
Interest and dividend income	480	535	55	
Subsidy to keep a bus on a regular route	230	256	25	
Foreign exchange gains	33	390	356	
Other	456	498	42	
Non-operating expenses	5,871	5,547	(324)	
Interest expenses	5,384	5,127	(257)	
Share of loss of entities accounted for using equity method	34	36	1	
Other	452	383	(68)	
Ordinary profit	33,165	38,207	5,042	
Extraordinary income	968	315	(652)	
Gain on sales of non-current assets	13	159	146	
Contribution for construction	91	6	(85)	
Subsidy income	118	65	(53)	
Compensation income	744	39	(705)	
Other	0	44	44	
Extraordinary losses	1,290	2,378	1,088	
Impairment loss	51	96	44	
Loss on sales of non-current assets	91	311	220	
Loss on retirement of non-current assets	913	865	(47)	
Reduction entry of land contribution for construction	82	6	(76)	
Loss on reduction of non-current assets	105	50	(54)	
Loss on valuation of investment securities	—	1,003	1,003	
Other	45	44	(1)	
Profit before income taxes	32,842	36,144	3,301	

Summary of consolidated balance sheet

millions of yen

	March 31, 2018	June 30, 2018	change	Details
Total assets	1,669,223	1,663,467	(5,755)	
Current assets	112,414	114,314	1,900	Notes and accounts receivable - trade: +4,953 Costs on uncompleted construction contracts: +2,896 Cash and deposits: -5,412
Non-current assets	1,556,808	1,549,153	(7,655)	Property, plant and equipment and intangible assets: -8,938 Deferred tax assets: -2,633 Investment securities: +4,169
Total liabilities	1,274,275	1,246,003	(28,271)	
Current liabilities	328,782	310,245	(18,537)	Notes and accounts payable - trade: -3,096 Other: -26,461 (decrease in accounts payable for capital investment) Advances received: +10,252
Non-current liabilities	945,493	935,758	(9,734)	Long-term loans payable: -7,270 Long-term accounts payable to Japan railway construction, transport and technology agency: -2,561
Total net assets	394,947	417,464	22,516	Retained earnings: +22,335 Valuation difference on available-for-sale securities: +3,451 Remeasurements of defined benefit plans: -2,026 Foreign currency translation adjustment: -2,023
Interest-bearing debt	905,091	895,484	(9,606)	
Net interest-bearing debt	875,147	870,953	(4,193)	

Note: The Group has applied "Partial Amendments to Accounting Standard for Tax Effect Accounting" (ASBJ Statement No. 28, February 16, 2018), etc. and relevant Guidances effective from the beginning of the first quarter of the fiscal year ending March 31, 2019. Accordingly, deferred tax assets were presented under "Investments and other assets" (Non-current assets) and deferred tax liabilities were presented under "Non-current liabilities." The figures presented for the amounts as of March 31, 2018 have been adjusted retrospectively to reflect the aforementioned standard.

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Consolidated earnings forecasts for the fiscal year ending March 31, 2019 (Unchanged from the initial forecasts)

Fiscal year ending March 31, 2019 (forecast)

billions of yen

	Consolidated		Urban Transportation and Regional		Hotel and Leisure		Real Estate		Construction		Hawaii Business		Other		Adjustments	
	YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY	
Operating revenue	569.9	7.4%	163.3	0.8%	221.8	8.3%	67.3	8.0%	109.5	9.5%	21.1	37.2%	39.6	0.4%	(52.7)	—
Operating profit	67.0	4.3%	26.0	(4.6%)	19.9	15.0%	17.0	7.5%	4.6	(3.2%)	0.0	—	0.0	(100.0%)	(0.5)	—
EBITDA	120.9	4.6%	47.7	(2.8%)	36.2	10.6%	27.0	7.7%	5.1	(1.0%)	2.7	—	3.1	(21.7%)	(0.9)	—
Ordinary profit	58.1	4.7%														
Profit attributable to owners of parent	43.6	1.6%														

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.