Supplementary Materials on Financial Results for the Second Quarter of the Fiscal Year Ending March 31, 2024 (FY2023)

Keikyu Corporation（Securities code: 9006）

November 10, 2023

https://www.keikyu.co.jp/en/ir/

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京急グループ

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Executive Summary

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Year-on-Year(vs. FY2022 2Q)

- **Both revenue and profit increased** due to a continued recovery trend mainly in the Transportation segment and the Leisure Services segment.

Revenue from railway transportation	+11.1%	Revenue from bus operations	+10.6%	Business hotel occupancy rates	+11.6pt.

First Half Financial Results vs. Initial Forecasts (FY2023 2Q)

- In the Real Estate segment, revenue declined as the sales period for certain properties shifted into the second half.
- In the Leisure Services segment, business hotels recovered more than expected, leading to **increased revenue and profits.**
- In the Retailing business, **revenue and profits increased** due to higher sales at SM existing stores and recovery in convenience store customers.
- Decrease of power and utility costs affected **profit increase.**

Revenue from operations	**up 1.9 billion yen** (Transportation up 0.1 billion yen, Real Estate down1.0 billion yen, Leisure Services up 0.4 billion yen, Retailing up1.0 billion yen)
Operating profit	**up 5.0 billion yen** (Transportation up 2.3 billion yen, Real Estate up 0.7 billion yen, Leisure Services up 1.0 billion yen, Retailing up 0.7billion yen)

Business revision forecasts for FY2023 (November 2023)	Given the results in the first half, we expect increased revenue for the Railway operations, for business hotels in the Leisure Services segment, and for stores in the Retailing segment, and have **upwardly revised** our results forecasts. [Contents of Revisions] • Transportation : Revenue from operations up 1.5 billion yen, Operating profit up 2.3 billion yen • Leisure Services : Revenue from operations up 1.0 billion yen, Operating profit up1.2 billion yen • Retailing : Revenue from operations up 2.3 billion yen, Operating profit up1.0 billion yen
Revenue from operations	Initial forecast 296.3 billion yen → **after revisions 303.7 billion yen (up 7.4 billion yen)**
Operating profit	Initial forecast 23.0 billion yen → **after revisions 28.0 billion yen (up 5.0 billion yen)**

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Consolidated Statement of Income

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes		Full-year forecast (as of November)	Full-year forecast (as of November) progression rate
Revenue from operations	120,395	128,026	+7,630	+6.3%	303.7	42.2%
Operating profit	5,480	13,811	+8,331	+152.0%	28.0	49.3%
Ordinary profit	4,634	13,628	+8,993	+194.0%	27.3	49.9%
Profit attributable to owners of parent	12,529	9,206	(3,322)	(26.5%)	22.0	41.9%
Net income per Share(yen)	45.51	33.45	(12.06)			

(Unit: Billions of yen)

	FY2023 2Q
Amount of capital Investment	25.7
[Of which, SPC investment due to real estate securitization]	[6.6]

Consolidated Statement of Income By segment

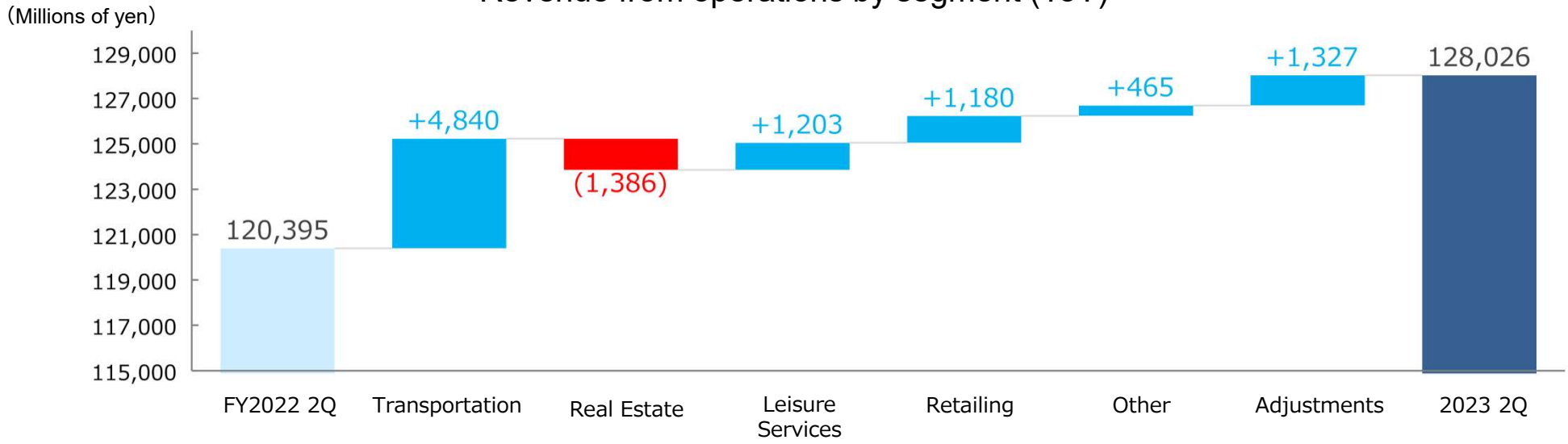
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(Unit: Millions of yen) (Unit: Billions of yen)

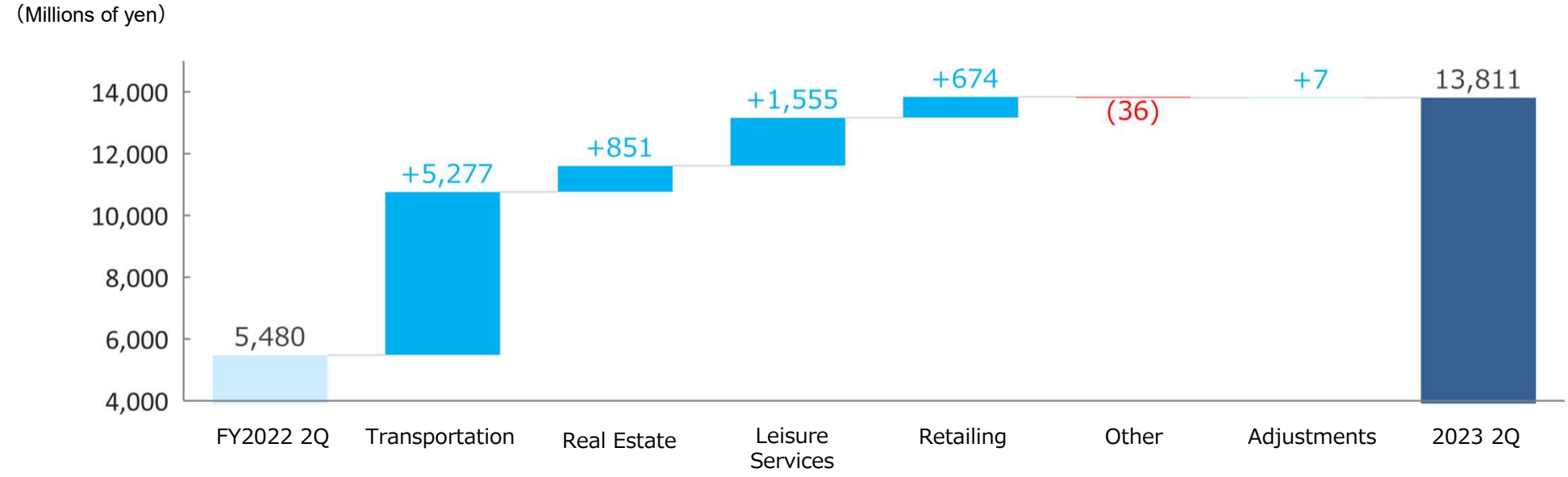
		FY2022 2Q	FY2023 2Q	YoY changes		Full-year forecast (as of November)	Full-year forecast (as of November) progression rate
Transportation	Revenue from operations	48,326	53,166	+4,840	+10.0%	110.2	48.2%
	Operating profit	858	6,136	+5,277	+614.5%	10.5	58.2%
Real Estate	Revenue from operations	22,117	20,731	(1,386)	(6.3%)	83.9	24.7%
	Operating profit	2,919	3,770	+851	+29.2%	9.9	38.1%
Laisure Services	Revenue from operations	13,331	14,534	+1,203	+9.0%	29.3	49.5%
	Operating profit	916	2,472	+1,555	+169.7%	3.8	64.2%
Retailing	Revenue from operations	34,605	35,785	+1,180	+3.4%	72.0	49.7%
	Operating profit	445	1,120	+674	+151.3%	1.8	60.6%
Other	Revenue from operations	16,199	16,664	+465	+2.9%	46.8	35.6%
	Operating profit	124	88	(36)	(29.2%)	2.1	4.2%

Increases/Decreases in Revenue from Operations and Operating Profit by Segment

Revenue from operations by segment (YoY)



Operating profit by segment (YoY)



Transportation

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes	
Revenue from operations	48,326	53,166	+4,840	+10.0%
Railway	33,401	36,795	+3,394	+10.2%
Bus	13,122	14,511	+1,389	+10.6%
Taxi	1,802	1,858	+56	+3.1%
Operating profit	858	6,136	+5,277	+614.5%
Railway	1,467	5,449	+3,981	+271.4%
Bus	(594)	718	+1,313	– %
Taxi	(13)	(31)	(17)	– %

Main reasons for increase / decrease

Railway operations:
Trending strongly due to recovery in transportation demand

Bus operations:
Increase in revenue from medium-distance airport routes

＜ Railway mainly operating expenses ＞

	FY2022 2Q	FY2023 2Q
Personnel expenses	9,913	9,326
Electric power expenses	2,557	2,652
Repair expenses	1,854	1,892
Fixed-asset removal expenses	245	231
Depreciation	8,676	8,487

Transportation Number of passengers carried and Revenue from railway operations

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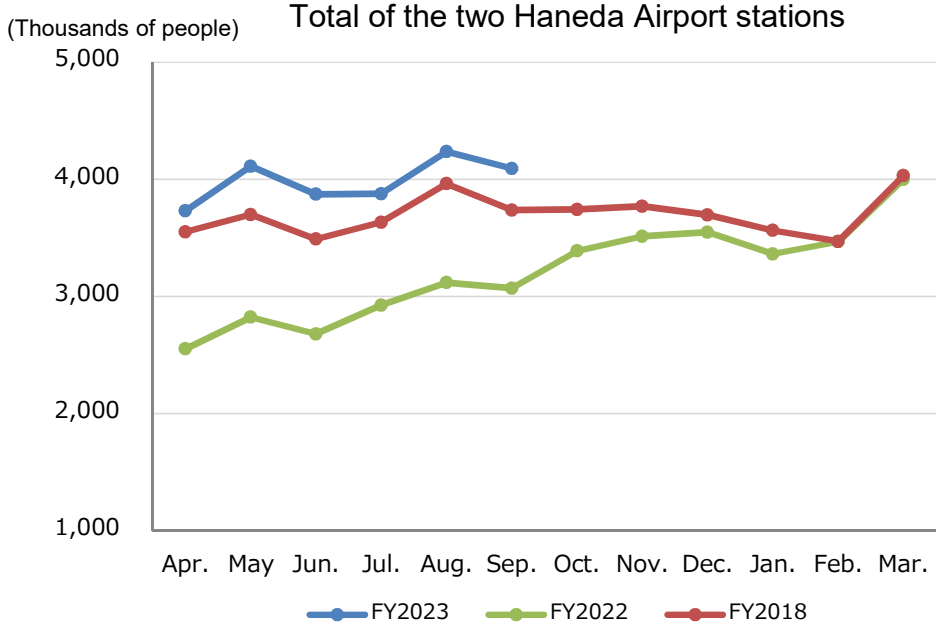
＜Results in railway operations: number of passengers carried & revenue from railway operations＞

	Number of passengers carried (Thousands of people)				Revenue from railway operations (Millions of yen)			
	FY2022 2Q	FY2023 2Q	YoY changes		FY2022 2Q	FY2023 2Q	YoY changes	
Commuter	108,052	113,009	+4,957	+4.6%	12,268	12,849	+581	+4.7%
Non commuter	91,731	104,744	+13,013	+14.2%	19,840	22,823	+2,983	+15.0%
Total	199,783	217,753	+17,970	+9.0%	32,108	35,673	+3,564	+11.1%

<Number of passengers carried: Total of the two Haneda Airport stations>

	Number of passengers carried (Thousands of people)			
	FY2022 2Q	FY2023 2Q	YoY changes	
Haneda Airport Terminal 1･2	15,086	18,247	+3,161	+21.0%
Haneda Airport Terminal 3	2,090	5,677	+3,587	+171.6%
Total	17,176	23,924	+6,748	+39.3%

Number of passengers carried per month:
Total of the two Haneda Airport stations



Real Estate

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes		Main reasons for increase / decrease
Revenue from operations	22,117	20,731	(1,386)	(6.3%)	**Real estate sales operations:** Condominiums: 121 units (down 153 units YoY) Decrease in unit sales of condominiums **Real estate leasing operations:** Increased due to higher rental income from rental office buildings
Real estate sales	13,186	11,480	(1,706)	(12.9%)	
Real estate leasing	8,930	9,251	+320	+3.6%	
Operating profit	2,919	3,770	+851	+29.2%	**Real estate sales operations:** Increase due to sales of land for sale in lots **Real estate leasing operations:** In increase in expenses
Real estate sales	235	1,189	+954	+405.2%	
Real estate leasing	2,683	2,581	(102)	(3.8%)	

＜Major properties to be delivered in FY2023＞

(Number of units)	Total number	Delivery date (Scheduled)
PRIME Yokohama Idogaya	95	Nov. 2023
PREMIUM RESIDENCE Yokosuka Chuo	184	Feb. 2024
PRIME Kawasaki	199	Mar. 2024
PRIME FIT Yokohama Tomioka	64	Mar. 2024

Leisure Services

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes		Main reasons for increase / decrease
Revenue from operations	13,331	14,534	+1,203	+9.0%	**Business hotel operations:** Increase due to rising occupancy rate (+11.6pt.) and daily rates (around +50%) **Leisure-related facilities:** Decreased due to close of Kannonzaki Keikyu Hotel operations (end of September 2022)
Business hotels	2,299	3,925	+1,625	+70.7%	
Leisure-related facilities	6,274	5,991	(282)	(4.5%)	
Leisure, other	4,757	4,617	(139)	(2.9%)	
Operating profit	916	2,472	+1,555	+169.7%	
Business hotels	(791)	754	+1,545	−%	
Leisure-related facilities	1,255	1,196	(58)	(4.7%)	
Leisure, other	452	522	+69	+15.3%	

Keikyu EX Hotel・Keikyu EX Inn: Occupancy rate of guest rooms

	FY2022 2Q	FY2023 2Q	YoY changes
Occupancy rate of guest rooms	70.4%	82.0%	+11.6pt.

	As of March 31, 2023	As of Sep 30, 2023
Number of guest rooms	2,236	2,236

*Closed 4 hotels and opened 2 hotels in FY2022.
(Closed: Asakusabashi Station, Haneda Anamoriinari Station, Omorikaigan Station and Shinagawa Sengakuji Station
Opened: Keikyu Kamata Station and Sapporo)

Retailing

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes		Main reasons for increase / decrease
Revenue from operations	34,605	35,785	+1,180	+3.4%	**Department store/SC operations:** Decreased due to temporary closures for renovations at some plots **Store business:** Increase due to higher sales at SM existing stores and recovery in convenience store customers
Department store / SC	8,163	7,866	(296)	(3.6%)	
Department store	6,094	6,004	(89)	(1.5%)	
SC	2,068	1,861	(206)	(10.0%)	
Store business	26,442	27,919	+1,476	+5.6%	
Supermarkets	20,157	20,876	+719	+3.6%	
Convenience store / Merchandise sales, etc.	6,285	7,042	+757	+12.0%	
Operating profit	445	1,120	+674	+151.3%	**Department store/SC operations:** Increase due to decreased utility cost, etc.
Department store / SC	230	374	+144	+62.8%	
Department store	50	168	+118	+235.6%	
SC	180	206	+26	+14.5%	
Store business	215	745	+530	+245.8%	
Supermarkets	(76)	287	+363	−%	
Convenience store / Merchandise sales, etc.	292	458	+166	+57.1%	

Other

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes		Main reasons for increase / decrease
Revenue from operations	16,199	16,664	+465	+2.9%	Up due to increase in completed construction
Operating profit	124	88	(36)	(29.2%)	Down due to increase in construction costs

Consolidated Statement of Income for FY2022・2023(quarterly)

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(Unit: Millions of yen)

		FY2022				FY2023	
		1Q April-June	2Q July-September	3Q October-December	4Q January-March	1Q April-June	2Q July-September
Transportation	Revenue from operations	24,231	24,094	25,389	25,085	26,441	26,724
	Operating profit	(201)	1,060	484	(2,051)	2,349	3,786
Real Estate	Revenue from operations	10,482	11,635	13,765	14,681	9,818	10,912
	Operating profit	1,277	1,641	2,094	1,554	1,441	2,329
Leisure Services	Revenue from operations	6,697	6,634	6,949	7,106	7,202	7,332
	Operating profit	648	268	654	545	1,193	1,279
Retailing	Revenue from operations	17,182	17,423	18,625	17,218	17,628	18,157
	Operating profit	267	178	488	115	508	612
Other	Revenue from operations	7,311	8,888	9,497	17,939	6,592	10,072
	Operating profit	(168)	292	163	1,719	(138)	226
Revenue from operations		59,512	60,883	65,803	66,806	62,041	65,984
Operating profit		1,931	3,548	3,972	1,366	5,505	8,305
Ordinary profit		1,743	2,891	5,119	2,479	5,408	8,220
Profit attributable to owners of parent		8,343	4,186	3,147	140	3,721	5,485
Revenue from railway operations	Commuter	6,159	6,108	6,023	6,001	6,434	6,414
	Non commuter	9,935	9,905	10,919	10,942	11,379	11,443
	Total	16,095	16,013	16,943	16,944	17,814	17,858

Non-operating/Extraordinary Income and Losses

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	YoY changes	Major factor
Non-operating profit	1,211	2,005	+794	Subsidy income : 306（up 196 YoY） Gain on sales of investment securities :772（up 709 YoY）
Non-operating expenses	2,056	2,188	+131	
Extraordinary income	13,938	73	(13,865)	Gain on sale of non-current assets: 31 (down 13,060 YoY)* Contribution received for construction: 40（down 805 YoY）
Extraordinary losses	1,186	655	(531)	Impairment losses: 491 (up 491 YoY） Loss on tax purpose reduction entry of non-current assets: 40 (down 805 YoY)

※ FY2022 2Q: Sale of Keihin Kyuko Bus office and three business hotels

Consolidated Balance Sheet (Condensed)

(Unit: Millions of yen)

	As of March 31, 2023	As of September 30, 2023	Changes
Current assets	134,727	154,453	+19,725
Cash and deposits	57,119	69,564	+12,444
Land and buildings for sale in lots	54,802	60,626	+5,823
Non-current assets	800,692	803,153	+2,460
Property, plant and equipment	644,786	645,069	+282
Investments and other assets	147,605	149,866	+2,260
Investment securities	84,591	87,567	+2,975
Total assets	**935,420**	**957,606**	**+22,185**
Total liabilities	661,968	674,723	+12,755
Outstanding interest-bearing debt*	487,450	498,838	+11,387
Total net assets	273,452	282,882	+9,430
Total liabilities and net assets	**935,420**	**957,606**	**+22,185**

* Total figure for corporate bonds, and debt

Net interest-bearing debt outstanding	430,330	429,274	(1,056)
equity-to-asset ratio	29.0%	29.3%	+0.3pt.

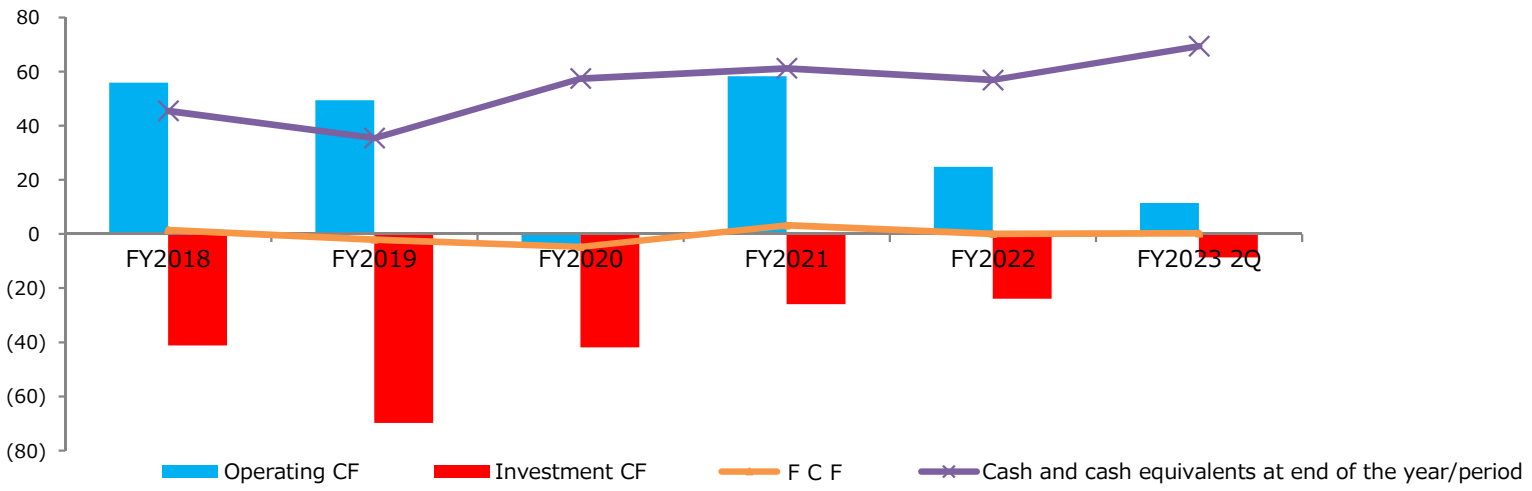
Consolidated Statement of Cash Flows

(Unit: Millions of yen)

	FY2022 2Q	FY2023 2Q	Changes
Cash flows from operating activities	1,758	11,474	+9,715
Cash flows from investing activities	(542)	(8,776)	(8,233)
Cash flows from financing activities	(16,482)	9,641	+26,124
Net increase (decrease) in cash and cash equivalents	(15,221)	12,444	+27,665
Cash and cash equivalents at end of period	46,013	69,414	+23,401

[Reference] Free cash flow (operating cash flow + investment cash flow)

(Unit: billions of yen)



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Forecasts Summary

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Full-year business forecasts

(Unit : Billions of yen)

	Initial forecasts (May 2023)	Revision forecasts (November 2023)	Changes
Revenue from operations	296.3	303.7	+7.4
Operating profit	23.0	28.0	+5.0
Ordinary profit	20.0	27.3	+7.3
Profit attributable to owners of parent	17.0	22.0	+5.0

First half results

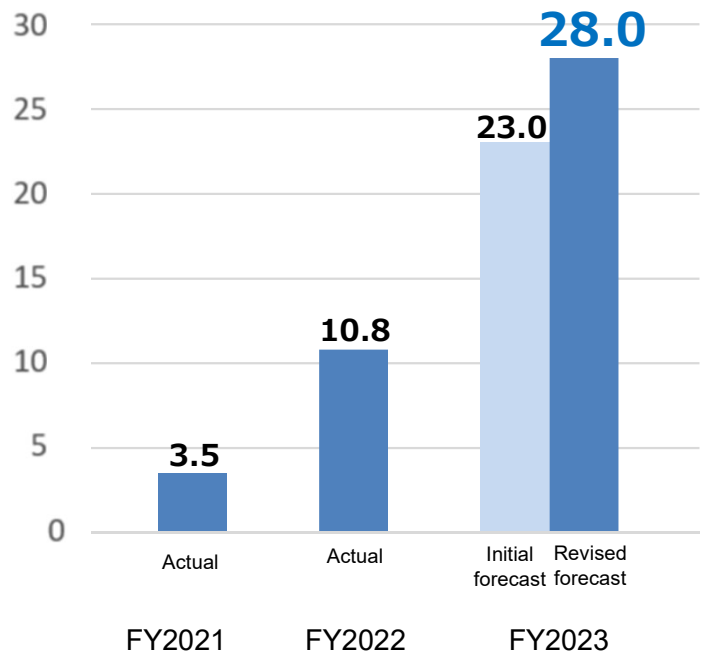
(Unit : Billions of yen)

	First half initial forecasts (May 2023)	First half results	Changes
Revenue from operations	126.1	128.0	+1.9
Operating profit	8.8	13.8	+5.0
Ordinary profit	7.0	13.6	+6.6
Profit attributable to owners of parent	4.6	9.2	+4.6

FY2023 Target Indicator Levels

Operating profit:¥28.0 billion

(Unit: billions of yen)



Initial forecasts→revised forecasts Breakdown of main factors in increase (around 5.0 billion yen)		
Transportation	+2.3billion yen	**Railway business** Recovery in demand:+0.7 billion yen (compared to passengers before COVID-19: -12% → -10%) Decreased power costs +1.5 billion yen **Bus business** Recovery in demand: +0.1 billion yen (compared to revenue from operations before COVID-19: -17% → -16%)
Leisure services	+1.2 billion yen	**Business hotels** Recovery in demand: +0.9 billion yen (occupancy rate: approx. 80% → approx. 83%)
Retailing	+1.0 billion yen	**Store Business** Recovery in demand: +0.8 billion yen
Factors of improvement in Net interest-bearing debt to EBITDA ratio		
Net interest-bearing debt to EBITDA ratio	-0.7pt. (improvement)	EBITDA increase +9.0%

Net interest-bearing debt/EBITDA ratio:

(Unit : times)	FY2021	FY2022	FY2023 (Revised forecast)
Net interest-bearing debt/EBITDA ratio	12.8	10.9	8.1

Improved from initial forecasts of 8.8×
(Target: lower than 8×)

Under the management plan and the current schedule, the transfer of land in Takanawa 3-chome to Toyota Motor Corporation is scheduled in FY 2023, but it has not been incorporated into the results for this fiscal year because:
[1] discussions are currently ongoing; and
[2] the schedule for the land readjustment project may change.

It is expected to be incorporated and disclosed as negotiations progress and the schedule becomes more certain.

Business Forecasts (Assumptions)

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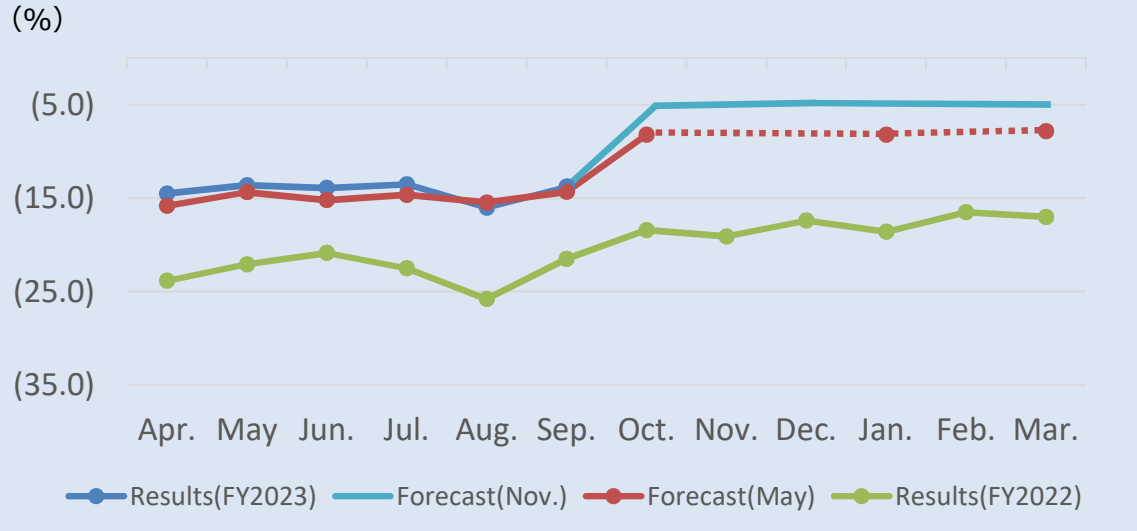
■ Revised forecasts based on revised assumptions as follows

		Initial Forecasts	Revised Forecasts
Transportation	Railway operations	Revenue from transportation for FY 2023 are compared to before COVID-19 pandemic First half : (15%), Second half: (8%), full-year: (11%)	・Revenue from transportation for FY 2023 are compared to before COVID-19 pandemic First half : (14%), Second half: (5%), full-year: (9%) ・Number of passengers carried at two stations of Haneda Airport vs. prior to COVID-19 Second half: around +5pt. Full period: around +4pt. (vs. initial forecast)
	Bus operations	Revenue from operations is compared to the full year before COVID-19 pandemic: (17%)	Revenue from operations is compared to the full year before COVID-19 pandemic: (16%)
Real Estate	Leasing operations	Assumed to be the same as under normal circumstances	(No changes)
Leisure Services	Business hotels	Occupancy rate Full year: Approximately 80%【compared to before COVID-19 pandemic approximately (13 pt.)】	Occupancy rate Full year: Approximately 83%【compared to before COVID-19 pandemic approximately (10 pt.)】
Retailing	Department store/SC	Demand gradually recovers	(No changes)
	Supermarkets	Assumed to be lower than under normal circumstances due to the impact of a decrease in the number of items purchased resulting from increasing prices, etc.	(No changes)
	Convenience store/merchandise sales, and others	Recovery centered on stores in train stations in line with recovery in rail transport traffic	(No changes)

Progress Achieved on Each Business and Recent News (October)

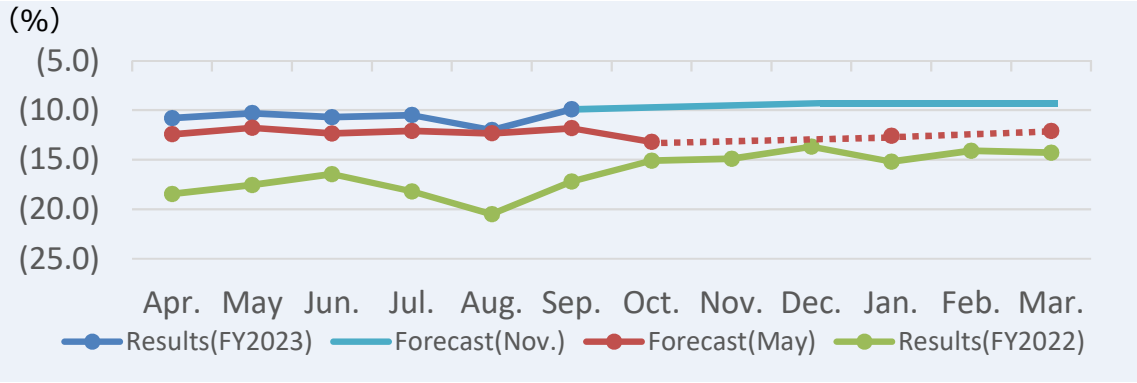
◆Railway

<Revenue from railway transportation (compared to FY2018)>



	FY2023 1st Half Result	FY2023 2nd Half Forecast	FY2023 Full-year Forecast
Commuter	(21%)	(12%)	(16%)
Non commuter	(10%)	(1%)	(5%)
Total	(14%)	(5%)	(9%)

【Reference】Number of passengers carried (compared to FY2018)

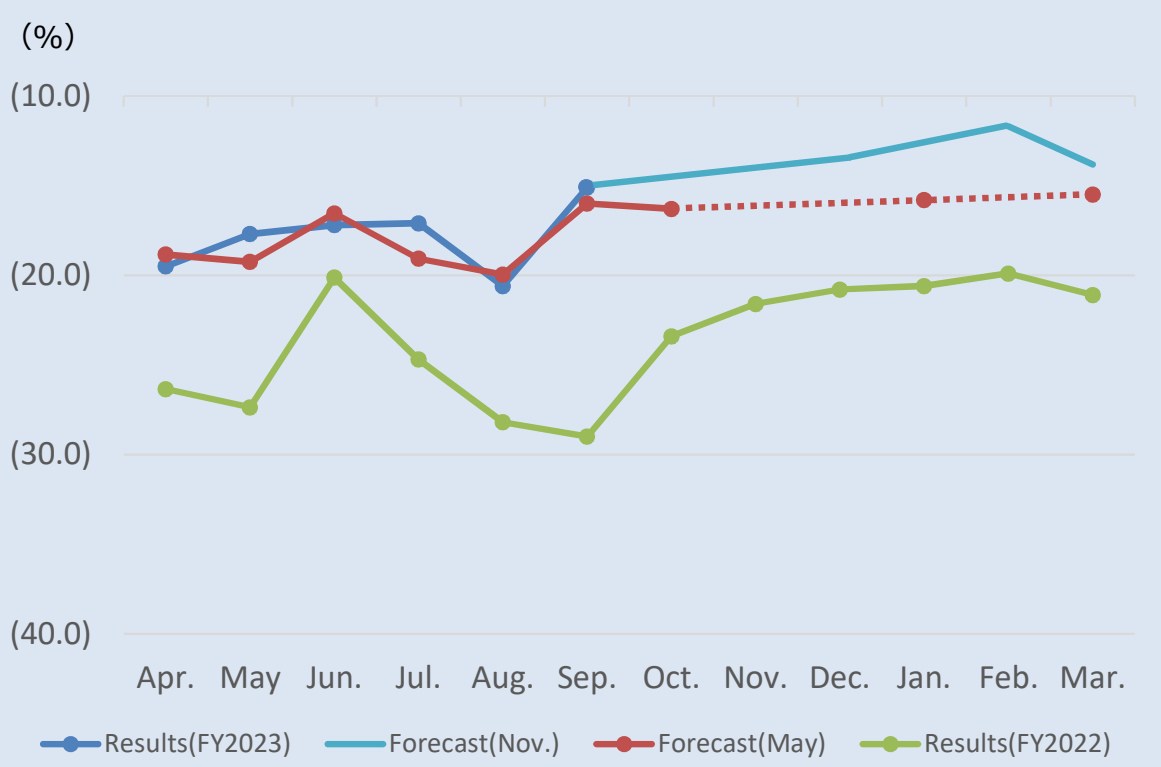


[Preliminary report for October (number of users)]

- The number of people passing through automatic ticket gates decreased by approximately 10% compared to FY2018 (increased by approximately 5% year on year), while the number of people at the two Haneda Airport stations increased by approximately 13% compared to FY2018 (increased by approximately 22% year on year), showing no impact from the fare revisions.
- Consequently, the number of passengers carried is on a pace in line with expectations.

◆Bus operations

<Revenue from operations (compared to FY2018)>

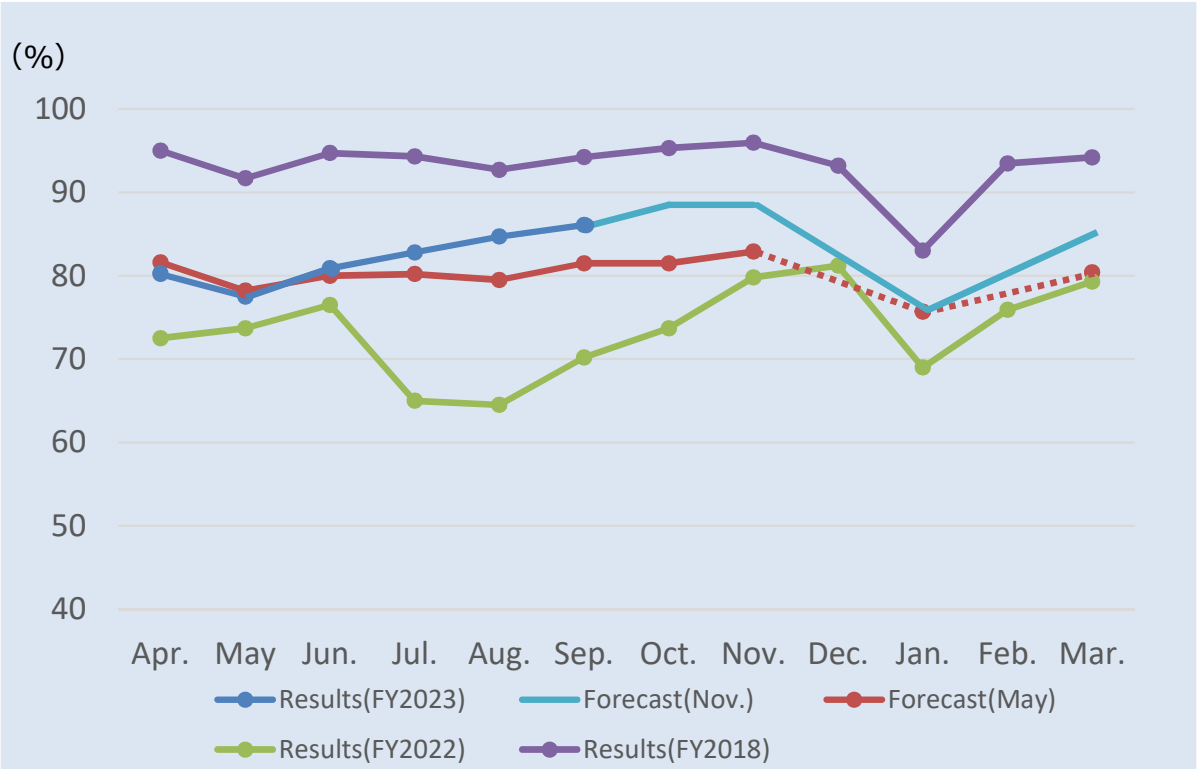


	FY2023 1st Half Result	FY2023 2nd Half Forecast	FY2023 Full-year Forecast
Revenue from operations	(18%)	(14%)	(16%)

[Preliminary report for October (volume of transaction)]
- Preliminary aggregate remains at the same level as September 2023.
- Pace is largely in line with the Forecast.

◆Business hotels

<Occupancy rates>



	FY2023 1st Half Forecast	FY2023 2nd Half Forecast	FY2023 Full-year Forecast
Occupancy rate	82%	84%	83%

[Preliminary report for October (occupancy rate)]
- The occupancy rate remained over 88%.
- Pace is largely in line with the Forecast.

Consolidated Statement of Income (Business Forecasts)

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(Unit: Billions of yen)

	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Revenue from operations	296.3	303.7	+7.4	253.0
Operating profit	23.0	28.0	+5.0	10.8
Ordinary profit	20.0	27.3	+7.3	12.2
Profit attributable to owners of parent	17.0	22.0	+5.0	15.8

(Unit: Billions of yen)

	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Amount of capital Investment*	131.7	135.7	+4.0	66.7
[Of which, SPC investment due to real estate securitization]	[13.4]	[18.3]	[+4.9]	[8.0]
Depreciation	28.5	28.3	(0.2)	28.3
Net income per Share(yen)	61.76	79.92	+18.16	57.46

* Includes contribution for construction, etc. FY2022:9.2 billion yen, FY2023 :12.7 billion yen

Segment Information (Business Forecasts)

(Unit: Billions of yen)

		Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Transportation	Revenue from operations	108.7	110.2	+1.5	98.8
	Operating profit	8.2	10.5	+2.3	(0.7)
Real Estate	Revenue from operations	81.2	83.9	+2.7	50.5
	Operating profit	9.7	9.9	+0.2	6.5
Leisure Services	Revenue from operations	28.3	29.3	+1.0	27.3
	Operating profit	2.6	3.8	+1.2	2.1
Retailing	Revenue from operations	69.7	72.0	+2.3	70.4
	Operating profit	0.8	1.8	+1.0	1.0
Other	Revenue from operations	46.7	46.8	+0.1	43.6
	Operating profit	1.6	2.1	+0.5	2.0

Transportation (Business Forecasts)

(Unit: Billions of yen)

	Revenue from operations				Operating profit			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Transportation	108.7	110.2	+1.5	98.8	8.2	10.5	2.3	(0.7)
Railway	75.9	77.1	+1.2	68.6	7.3	9.6	2.2	0.6
Bus	28.8	29.1	+0.3	26.5	0.7	0.9	0.1	(1.2)
Taxi	3.9	3.9	+0.0	3.6	0.0	0.0	0.0	(0.0)

Transportation (Business Forecasts)

Number of passengers carried and
Revenue from railway operations

KEIKYU

＜Results in railway operations: number of passengers carried & revenue from railway operations＞

	Number of passengers carried (Millions of people)				Revenue from railway operations (Billions of yen)			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Commuter	215	224	+8	212	25.7	26.6	+0.9	24.2
Non commuter	208	210	+2	192	47.6	48.2	+0.5	41.7
Total	424	435	+10	404	73.3	74.8	+1.4	65.9

<Number of passengers carried: Total of the two Haneda Airport stations>

	Number of passengers carried (Millions of people)			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Haneda Airport Terminal 1･2	36	36	+0	32
Haneda Airport Terminal 3	10	11	+1	5
Total	46	48	+1	38

Real Estate (Business Forecasts)

(Unit: Billions of yen)

	Revenue from operations				Operating profit			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Real Estate	81.2	83.9	+2.7	50.5	9.7	9.9	+0.2	6.5
Real estate sales	62.5	65.1	+2.6	32.8	5.7	5.9	+0.1	2.0
Real estate leasing	18.7	18.8	+0.1	17.6	3.9	4.0	+0.1	4.5

<Major properties to be delivered in FY2023>

(Number of units)	Total number	Delivery date (Scheduled)
PRIME Toranomon	22 (Of which 14 units are not for sale)	April 2023
PRIME Yokohama Idogaya	95	November 2023
PREMIUM RESIDENCE Yokosuka Chuo	184	February 2024
PRIME Kawasaki	199	March 2024
PRIME FIT Yokohama Tomioka	64	Mar. 2024

Leisure Services (Business Forecasts)

(Unit: Billions of yen)

	Revenue from operations				Operating profit			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Leisure Services	28.3	29.3	+1.0	27.3	2.6	3.8	+1.2	2.1
Business hotels	6.8	7.7	+0.8	5.3	0.3	1.2	+0.9	(0.6)
Leisure-related facilities	11.7	11.9	+0.2	12.2	1.6	1.9	+0.3	1.9
Leisure, other	9.7	9.7	+0.0	9.7	0.7	0.7	–	0.8

Retailing (Business Forecasts)

(Unit: Billions of yen)

	Revenue from operations				Operating profit			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Retailing	69.7	72.0	+2.3	70.4	0.8	1.8	+1.0	1.0
Department store / SC	16.2	16.4	+0.1	16.7	0.4	0.6	+0.2	0.5
Department store	12.6	12.6	–	12.6	0.2	0.2	+0.0	0.2
S C	3.6	3.8	+0.1	4.0	0.2	0.4	+0.2	0.2
Store business	53.4	55.6	+2.2	53.6	0.4	1.2	+0.8	0.5
Supermarkets	41.2	41.6	+0.4	41.0	0.0	0.4	+0.4	(0.0)
Convenience store / Merchandise sales, etc.	12.2	14.0	+1.8	12.6	0.4	0.8	+0.4	0.5

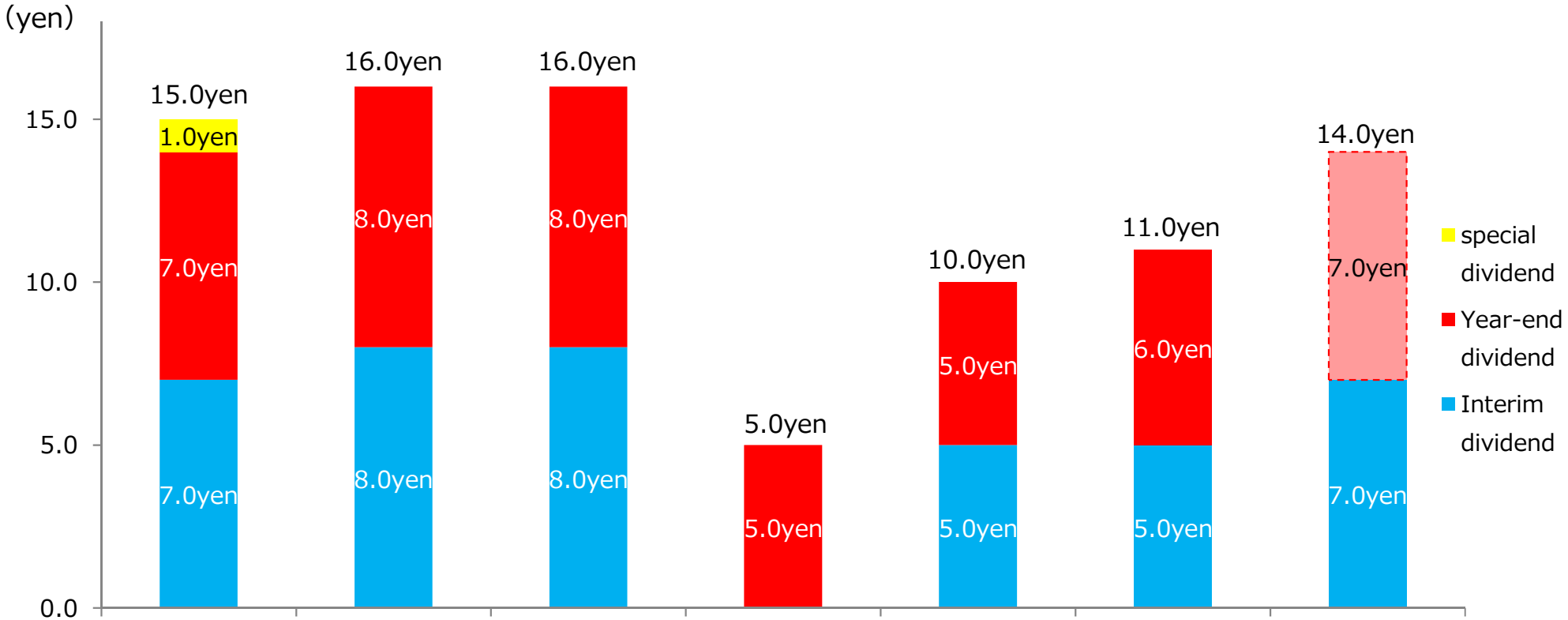
Other (Business Forecasts)

(Unit: Billions of yen)

	Revenue from operations				Operating profit			
	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022	Initial Forecasts	Revised Forecasts	Changes	[Reference] FY2022
Other	46.7	46.8	+0.1	43.6	1.6	2.1	+0.5	2.0

Shareholder returns

➢ Dividend policy: : In order to contribute to sustainable growth and improvement of corporate value over the medium to long term, we will strive to ensure financial soundness and balance investment for growth and shareholder returns



	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023 (Forecast)
Dividend payout ratio (consolidated)	25.6%	21.3%	28.2%	–	22.0%	19.1%	17.5%



<Note>
With the exception of historical facts, the information in these materials consists of forward-looking statements, created based on various assumptions at the time they were announced. The posting of such information is no guarantee of future results and is subject to risks and uncertainties. Actual results may differ from forward-looking statements due to various factors.

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