

[Translation for reference only]

ENGLISH TRANSLATION OF JAPANESE-LANGUAGE DOCUMENT

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May 9, 2024

Consolidated Financial Results for the Fiscal Year Ended March 31, 2024 <under Japanese GAAP>

Company name: **Seibu Holdings Inc.**
Listing: Tokyo Stock Exchange
Securities code: 9024
URL: <https://www.seibuholdings.co.jp/en/>
Representative: NISHIYAMA Ryuichiro, President and Representative Director, COO
Inquiries: TATARA Yoshihiro, Managing Officer,
General Manager of Corporate Communication
Tel: +81-3-6709-3112

Scheduled date of annual general meeting of shareholders: June 21, 2024
Scheduled date to commence dividend payments: June 24, 2024
Scheduled date to file annual securities report: June 21, 2024
Preparation of supplementary results briefing material on financial results: Yes
Holding of 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 Fiscal Year Ended March 31, 2024 (from April 1, 2023 to March 31, 2024)

(1) Consolidated Operating Results

(Percentages indicate year-on-year changes)

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Fiscal year ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2024	477,598	11.5	47,711	115.4	43,000	113.6	26,990	(52.4)
March 31, 2023	428,487	8.0	22,155	—	20,133	—	56,753	434.2

Note: Comprehensive income

For the fiscal year ended March 31, 2024: ¥64,741 million [(0.3)%]

For the fiscal year ended March 31, 2023: ¥64,964 million [389.0%]

	Basic earnings per share	Diluted earnings per share	Return on equity	Ratio of ordinary profit to total assets	Ratio of operating profit to net sales
Fiscal year ended	Yen	Yen	%	%	%
March 31, 2024	89.65	89.62	6.8	2.7	10.0
March 31, 2023	188.70	188.63	16.6	1.2	5.2

Reference: Share of profit (loss) of entities accounted for using equity method

For the fiscal year ended March 31, 2024: ¥(70) million

For the fiscal year ended March 31, 2023: ¥(12) million

(2) Consolidated Financial Position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
March 31, 2024	1,635,019	432,133	26.1	1,417.30
March 31, 2023	1,587,834	377,633	23.5	1,237.46

Reference: Equity (Net assets – Share acquisition rights – Non-controlling interests)

As of March 31, 2024: ¥426,713 million

As of March 31, 2023: ¥372,451 million

(3) Consolidated Cash Flows

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
Fiscal year ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
March 31, 2024	91,975	(43,933)	(42,438)	31,830
March 31, 2023	67,167	87,854	(217,221)	25,741

2. Cash Dividends

	Cash dividends per share					Total cash dividends (Annual)	Dividend payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	First quarter- end	Second quarter- end	Third quarter- end	Fiscal year-end	Total			
Fiscal year ended	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
March 31, 2023	–	5.00	–	20.00	25.00	8,082	13.2	2.2
March 31, 2024	–	12.50	–	12.50	25.00	8,082	27.9	1.9
Fiscal year ending March 31, 2025 (Forecast)	–	15.00	–	15.00	30.00		34.7	

**3. Consolidated Earnings Forecasts for the Fiscal Year Ending March 31, 2025
(from April 1, 2024 to March 31, 2025)**

(Percentages indicate year-on-year changes)

	Operating revenue		Operating profit		Ordinary profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ending September 30, 2024	247,000	3.4	26,000	(18.3)	23,000	(21.0)
Fiscal year ending March 31, 2025	489,000	2.4	40,000	(16.2)	35,000	(18.6)

	Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Yen
Six months ending September 30, 2024	17,000	(38.1)	56.46
Fiscal year ending March 31, 2025	26,000	(3.7)	86.36

*** Notes**

- (1) Changes in significant subsidiaries during the period (changes in specified subsidiaries resulting in the change in scope of consolidation): None
- (2) 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: None
 - b. Changes in accounting policies due to other reasons: None
 - c. Changes in accounting estimates: None
 - d. Restatements of prior period financial statements: None

(3) Number of issued shares (common shares)

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

As of March 31, 2024	323,462,920 shares
As of March 31, 2023	323,462,920 shares

b. Number of treasury shares at the end of the period

As of March 31, 2024	22,388,184 shares
As of March 31, 2023	22,482,684 shares

c. Average number of outstanding shares during the period

Fiscal year ended March 31, 2024	301,058,059 shares
Fiscal year ended March 31, 2023	300,755,049 shares

- Notes: 1. The Company's shares held by the share-based benefit trusts are included in the number of treasury shares at the end of the period (197,400 shares as of March 31, 2024 and 285,900 shares as of March 31, 2023). Also, the Company's shares held by the share-based benefit trusts are included in treasury shares that are deducted for calculation of the average number of outstanding shares during the period (212,585 shares for the fiscal year ended March 31, 2024 and 500,059 shares for the fiscal year ended March 31, 2023).
2. The portion attributable to the Company of the treasury shares (shares of the Company) held by equity-method associates is included in the number of treasury shares at the end of the period (21,998,594 shares as of March 31, 2024 and 21,998,594 shares as of March 31, 2023). Furthermore, the portion attributable to the Company of the treasury shares (shares of the Company) held by equity-method associates is included in treasury shares that are deducted in the calculation of the average number of outstanding shares during the period (21,998,594 shares for the fiscal year ended March 31, 2024 and 21,998,594 shares for the fiscal year ended March 31, 2023).
3. For further details about the number of shares as a basis of calculation of basic earnings per share (consolidated), please refer to page 18 of the Attached Materials, "Per share information" of "(5) Notes to consolidated financial statements" under "3. Consolidated Financial Statements and Significant Notes Thereto."

(Reference) Overview of Non-Consolidated Financial Results

Non-Consolidated Financial Results for the Fiscal Year Ended March 31, 2024
(from April 1, 2023 to March 31, 2024)

(1) Non-Consolidated Operating Results

(Percentages indicate year-on-year changes)

	Operating revenue		Operating profit		Ordinary profit		Profit	
Fiscal year ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2024	15,423	(65.1)	2,552	(92.0)	3,270	(89.9)	2,497	(92.0)
March 31, 2023	44,224	218.8	31,978	—	32,387	—	31,036	—

	Basic earnings per share	Diluted earnings per share
Fiscal year ended	Yen	Yen
March 31, 2024	7.73	7.73
March 31, 2023	96.16	96.13

(2) Non-Consolidated Financial Position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
March 31, 2024	1,021,232	365,929	35.8	1,132.08
March 31, 2023	1,062,320	373,788	35.2	1,156.72

Reference: Equity (Net assets)

As of March 31, 2024:

¥365,744 million

As of March 31, 2023:

¥373,595 million

* Financial results reports are exempt from audit conducted by certified public accountants or an audit corporation.

* Proper use of earnings forecasts, and other special notes

The business forecasts, targets, plans, forecasts and other forward-looking information of the Group contained in this material should be regarded as the judgment and thoughts of the Company at the present point in time, that have been created based on information currently available as of the release of this material. Actual results of earnings, financial position, etc. of the Group may differ significantly from the content of this material or the content surmised from this material due to various factors of uncertainty at the time of this material's preparation, including fluctuations in the state of domestic and global politics, economies and financial conditions, and the status of measures aimed for in "Overview of financial results for the fiscal year ended March 31, 2024" announced separately today.

About the matters regarding earnings forecasts (consolidated earnings forecasts for the fiscal year ending March 31, 2025), please refer to page 8 of the Attached Materials, "(4) Future outlook" under "1. Review of Operating Results and Others."

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1. Review of Operating Results and Others

(1) Review of operating results for the fiscal year ended March 31, 2024

In the fiscal year ended March 31, 2024, the gradual recovery in the Japanese economy was expected to continue, due in part to the positive impacts of various policies as employment and income conditions improved. However, business conditions in Japan are currently at risk of being stymied by slowing economic activity particularly when it comes to effects associated with global monetary tightening and concerns regarding the future of the Chinese economy. In addition, the impacts of mainly rising prices and volatility in the financial and capital markets also warrant plenty of caution.

Under these conditions, in the fiscal year ended March 31, 2024, based on the “FY2021-FY2023 Seibu Group’s Medium-term Management Plan,” which is currently in its third year, we focused on the themes of “Looking ahead to our vision for the Group in a post-COVID-19 society, overcoming the impact of COVID-19 and creating a pathway for rapid growth” and advanced initiatives with a three-point framework comprising “management reforms,” “digital management,” and “sustainability.”

In “management reforms,” we carried out “Management Reforms for Urban Transportation and Regional Business” in addition to the themes of “asset-light business operation,” “lowering the breakeven point,” and “service transformation to suit the new normal.” With regard to “Management Reforms for Urban Transportation and Regional Business,” on April 1, 2023, Seibu Railway Co., Ltd. transferred its real estate other than railway operations, including Seibuen Amusement Park, to the Company’s consolidated subsidiary SEIBU REALTY SOLUTIONS INC. to specialize in its core business of railway operations and value creation functions along its rail lines. Moreover, we have decided to engage in a cooperative partnership with Mizuho Financial Group, Inc. in the context of leveraging the capital recycling business, remaining mindful of capital efficiency, addressing the need for redevelopment funds associated with our existing asset holdings and investing in new development opportunities.

In terms of “digital management,” we began using our “Group Marketing Foundation,” worked to build services to expand Group customers, and launched operations of the “SEIBU Smile ID,” common IDs for the Seibu Group, in January 2024. Moreover, we also shifted management-related operations to a common Group system in an effort to realize operation and workstyle reforms and reduce fixed expenses.

In “sustainability,” we continued to promote “Sustainability Actions” with 12 key objectives in the four categories of safety, environment, community engagement, and corporate culture, in order to realize a sustainable society. In the environment category, in April 2023 Seibu Bus started using large electric buses that run on 100% renewable energy, and Hakone Yunohana Prince Hotel introduced the first binary power generation facility in Kanagawa prefecture in June 2023. In addition, Seibu Railway Co., Ltd. has started operating with effectively zero-CO₂ emissions since January 2024 in that all electricity consumed by all Seibu Railway lines is derived from renewable energy.

To summarize our management results for the fiscal year ended March 31, 2024, the Group steadily captured increased demand with the reclassification of COVID-19 to Class 5 and worked to increase prices, leading to operating revenue of ¥477,598 million, up ¥49,110 million, or 11.5%, year on year. Operating profit was ¥47,711 million, an increase of ¥25,556 million, or 115.4%, year on year due to increased revenue. EBITDA was ¥101,868 million, an increase of ¥24,620 million, or 31.9%, year on year.

Ordinary profit was ¥43,000 million, an increase of ¥22,866 million, or 113.6%, year on year, and profit attributable to owners of parent was ¥26,990 million, a decrease of ¥29,762 million, or 52.4%, year on year, due to factors that include the sale of cross-held shares (the shares of four companies in the previous fiscal year and the shares of seven companies in the current fiscal year) and a reactionary decline associated with the transfer of properties including The Prince Park Tower Tokyo, recorded in the previous fiscal year.

Operating results for the fiscal year ended March 31, 2024, in each segment were as follows.
Reportable segments were changed from the fiscal year ended March 31, 2024.

(Millions of yen)

Segment	Operating revenue			Operating profit			EBITDA		
	For the year ended March 31, 2024	Change from previous year	Change (%)	For the year ended March 31, 2024	Change from previous year	Change (%)	For the year ended March 31, 2024	Change from previous year	Change (%)
Urban Transportation and Regional	148,826	9,625	6.9	13,292	7,762	140.4	34,646	8,621	33.1
Hotel and Leisure	229,265	34,423	17.7	19,477	17,064	707.1	35,082	15,331	77.6
Real Estate	79,079	3,407	4.5	12,716	865	7.3	24,235	723	3.1
Other	43,718	4,506	11.5	1,440	850	143.9	5,649	1,033	22.4
Total	500,890	51,962	11.6	46,927	26,541	130.2	99,614	25,709	34.8
Adjustments	(23,291)	(2,852)	–	783	(985)	(55.7)	2,253	(1,089)	(32.6)
Consolidated	477,598	49,110	11.5	47,711	25,556	115.4	101,868	24,620	31.9

- Notes: 1. Adjustments mainly consist of elimination of inter-company transactions.
2. EBITDA is calculated by adding depreciation and amortization of goodwill to operating profit.
3. The following three changes were made to reportable segment structures from the fiscal year ended March 31, 2024 for the purpose of enhancing expertise within the Group. To facilitate year-on-year comparisons, the figures for the previous fiscal year have been restated to conform with the changed segment structures.
- Seibuen Amusement Park operations that were part of the Urban Transportation and Regional business have been transferred to the Hotel and Leisure business.
 - Toshimaen site leasing operations that were part of the Urban Transportation and Regional business have been transferred to the Real Estate business.
 - The operation management of some golf courses that was part of the Real Estate business has been transferred to the Hotel and Leisure business.

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, lifestyle service operations along railway lines, sports operations, and others. Operating revenues for each of these operations were as follows.

(Millions of yen)

	For the year ended March 31, 2023	For the year ended March 31, 2024	Change
Operating revenue	139,200	148,826	9,625
Railway operations	90,805	100,739	9,933
Bus operations	22,119	23,894	1,775
Lifestyle service operations along railway lines	19,352	18,190	(1,161)
Sports operations	3,203	2,291	(912)
Other	3,719	3,710	(9)

Note: Starting from the fiscal year ended March 31, 2024, with “Management Reforms for Urban Transportation and Regional Business,” we changed the breakdown of the Urban Transportation and Regional business segment. To facilitate year-on-year comparison, the figures for the previous fiscal year have been restated to conform with the changed segment structure.

In railway operations, we sought to revitalize the neighborhood around Toshimaen Station by partnering with Warner Bros. Studio Tour Tokyo - The Making of Harry Potter, the attraction that opened at the former site of Toshimaen, to refurbish both Ikebukuro and Toshimaen stations and operate a Studio Tour Tokyo Express train service featuring carriages fully wrapped in Harry Potter artwork.

In bus operations, despite a reduction in the number of some highway bus services, we made every effort to steadily capture recovering demand for bus travel by gradually switching back to the usual timetables.

Operating revenue in the Urban Transportation and Regional business was ¥148,826 million, an increase of ¥9,625 million, or 6.9%, year on year, as the business steadily captured increased demand with the reclassification of COVID-19 to Class 5 and promoted non-commuter-pass use and the use of leisure facilities, despite a limited recovery in commuter pass use due to the consolidation of remote working. Meanwhile, the number of passengers in railway operations increased by 5.1% year on year (of which commuters increased by 3.9% and non-commuters increased by 7.0%), and passenger transportation sales increased by 11.7% year on year (of which commuters increased by 9.6% and non-commuters increased by 13.2%). Segment operating profit was ¥13,292 million, an increase of ¥7,762 million, or 140.4%, year on year. EBITDA was a profit of ¥34,646 million, an increase of ¥8,621 million, or 33.1%, year on year.

Hotel and Leisure

The Hotel and Leisure business segment consists of domestic hotel operations (ownership/lease), domestic hotel operations (MC/FC), overseas hotel operations (ownership/lease), overseas hotel operations (MC/FC), sports operations (ownership/lease), sports operations (MC/FC) and others. Operating revenues for each of these operations were as follows.

	For the year ended March 31, 2023	For the year ended March 31, 2024	(Millions of yen) Change
Operating revenue	194,841	229,265	34,423
Domestic hotel operations (ownership/lease)	119,439	136,446	17,006
Domestic hotel operations (MC/FC)	4,981	11,598	6,617
Overseas hotel operations (ownership/lease)	30,050	36,964	6,913
Overseas hotel operations (MC/FC)	260	457	197
Sports operations (ownership/lease)	16,772	14,695	(2,077)
Sports operations (MC/FC)	738	2,276	1,538
Others	22,597	26,825	4,228

Note: Starting from the fiscal year ended March 31, 2024, with “Management Reforms for Urban Transportation and Regional Business,” we changed the breakdown of the Hotel and Leisure business segment. To facilitate year-on-year comparison, the figures for the previous fiscal year have been restated to conform with the changed segment structure.

In domestic hotel operations, hotel operator SEIBU PRINCE HOTELS WORLDWIDE INC. endeavored to continually provide customers with services that prioritize safety and security by simultaneously obtaining the “Sakura Quality” tourism quality accreditation and the “Sakura Quality An ESG Practice” international accreditation for lodging facilities that practice SDGs (commonly known as “Sakura Quality Green”) for the following three hotels: Grand Prince Hotel Hiroshima (main venue for the G7 Hiroshima Summit); Karuizawa Prince Hotel (venue for the G7 Foreign Ministers’ Meeting); and Sapporo Prince Hotel (venue for the G7 Ministers’ Meeting on Climate, Energy and Environment). As services are improved, the Group is taking steps to strengthen revenue management by raising prices. We also continue to open new hotels. On July 1, 2023 we rebranded and opened the Grand Prince Hotel Osaka Bay, and on February 20, 2024 we opened Prince Smart Inn MIYAZAKI.

In overseas hotel operations, SEIBU PRINCE HOTELS WORLDWIDE INC. rebranded and opened the New York hotel “THE PRINCE KITANO NEW YORK (formerly The Kitano Hotel New York)” with Kitano Arms Corporation, the U.S. subsidiary of Kitano Godo Tatemono Inc. on December 1, 2023. Furthermore, Seibu Prince Hotels Worldwide Asia Pacific Pty Ltd (name changed from StayWell Holdings Pty Ltd on April 1, 2024), rebranded and opened Park Proxi Gibraltar Bowral on September 6, 2023, thereby making it the first Park Proxi lifestyle brand establishment in Australia; and it also opened the first hotel under the new Park Regis by Prince brand, Park Regis by Prince Dubai Islands, on February 20, 2024.

Also, on April 1, 2023, the administration of Seibuen Amusement Park was assigned to Yokohama Hakkeijima Inc. under a new management structure.

Operating revenue in the Hotel and Leisure business was ¥229,265 million, an increase of ¥34,423 million, or 17.7%, year on year, as the business steadily captured demand headed toward recovery in domestic hotels, in addition to inbound demand as well as worked to increase prices. RevPAR* for the domestic hotel business was ¥13,548, an increase of ¥4,760 year on year. Segment operating profit was ¥19,477 million, an increase of ¥17,064 million year on year, due to increased revenue. EBITDA was a profit of ¥35,082 million, an increase of ¥15,331 million, or 77.6%, year on year.

* 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.

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 year ended March 31, 2023	For the year ended March 31, 2024	Change
Operating revenue	75,672	79,079	3,407
Leasing operations	42,247	43,698	1,450
Others	33,424	35,381	1,957

Note: Starting from the fiscal year ended March 31, 2024, with “Management Reforms for Urban Transportation and Regional Business,” we changed the breakdown of the Real Estate business segment. To facilitate year-on-year comparison, the figures for the previous fiscal year have been restated to conform with the changed segment structure.

In leasing operations, the construction of Emi Base Kotesashi, the second rental housing project featuring an adjoining garage space for tenants, which leverages unused land along the Seibu Railway lines, was completed at the end of February 2024, and tenants began moving in from the end of March. In addition, the construction of “Emi Cube Sakurada II,” our fourth rental unit house project, which is provided to meet new demand for workstyle changes and residences, was completed at the end of March, and tenants began moving in from April.

We also worked to reduce fixed expenses by bringing PM and BM operations in-house.

Operating revenue in the Real Estate business segment was ¥79,079 million, an increase of ¥3,407 million, or 4.5%, year on year, due to an increase in the volume of work completed by Seibu Landscape Co., Ltd. and the impact of tenancy at Tokyo Garden Terrace Kioicho. Segment operating profit was ¥12,716 million, an increase of ¥865 million, or 7.3%, year on year. EBITDA was ¥24,235 million, an increase of ¥723 million, or 3.1%, year on year.

Other

In the Sports business, we worked to provide an enjoyable sports entertainment experience by offering services, giving performances, and holding events that maximize the capabilities of the Belluna Dome. In the Izuhakone business, we worked to capture tourism demand headed toward recovery mainly in the bus business. In the Ohmi business, in April 2024 we transitioned to a separation of infrastructure and operations under a scheme where the facilities are publicly-owned and the operations are privately managed in the railway business, and we have started operations.

Operating revenue was ¥43,718 million, an increase of ¥4,506 million, or 11.5%, year on year, due to the increased number of spectators for the professional baseball team Saitama Seibu Lions and strong sales of goods. Operating profit was ¥1,440 million, an increase of ¥850 million, or 143.9%, year on year, and EBITDA was ¥5,649 million, an increase of ¥1,033 million, or 22.4%, year on year.

For the sports operations in the Urban Transportation and Regional business and in the Hotel and Leisure business and for the Sports business within the Other businesses segment, the total operating revenue was ¥40,577 million, up ¥562 million, or 1.4%, year on year.

(2) Review of financial position for the fiscal year ended March 31, 2024*Assets*

Total current assets as of March 31, 2024 stood at ¥101,263 million, up ¥6,889 million from the previous fiscal year-end. The increase was due mainly to an increase in cash and deposits of ¥7,007 million.

Total non-current assets amounted to ¥1,533,756 million, up ¥40,295 million from the previous fiscal year-end. The increase was due mainly to an increase in investment securities of ¥25,093 million.

As a result of the above, total assets stood at ¥1,635,019 million, up ¥47,184 million from the previous fiscal year-end.

Liabilities

Total current liabilities as of March 31, 2024 stood at ¥385,106 million, up ¥17,238 million from the previous fiscal year-end. The increase was due mainly to an increase in advances received of ¥15,560 million.

Non-current liabilities amounted to ¥817,778 million, down ¥24,554 million from the previous fiscal year-end. The decrease was due mainly to a decrease in long-term borrowings of ¥32,865 million.

As a result of the above, total liabilities stood at ¥1,202,885 million, down ¥7,315 million from the previous fiscal year-end.

Net assets

Total net assets as of March 31, 2024 stood at ¥432,133 million, up ¥54,500 million from the previous fiscal year-end. The increase was due mainly to the recording of profit attributable to owners of parent of ¥26,990 million.

Equity-to-asset ratio stood at 26.1%, up 2.6 percentage points from the previous fiscal year-end.

(3) Review of cash flows for the fiscal year ended March 31, 2024

Cash and cash equivalents (hereinafter “cash”) as of March 31, 2024 increased ¥6,089 million compared to the end of the previous fiscal year to ¥31,830 million.

Cash flows from operating activities

Net cash provided by operating activities was ¥91,975 million after recording profit before income taxes of ¥43,642 million and making adjustments for depreciation and income taxes paid, and cash inflow increased by ¥24,808 million compared with the previous fiscal year.

Cash flows from investing activities

Net cash used in investing activities was ¥43,933 million, compared to net cash provided of ¥87,854 million in the previous fiscal year, due mainly to a decrease of the proceeds from sale of property, plant and equipment and intangible assets.

Cash flows from financing activities

Net cash used in financing activities was ¥42,438 million, and cash outflow decreased by ¥174,782 million compared with the previous fiscal year. The decrease was due mainly to a decrease in repayment of borrowings.

The Group's cash flow indices were as follows.

	For the year ended March 31, 2021	For the year ended March 31, 2022	For the year ended March 31, 2023	For the year ended March 31, 2024
Equity-to-asset ratio (%)	17.6	18.3	23.5	26.1
Equity-to-asset ratio based on market value (%)	21.5	22.4	25.8	44.6
Interest-bearing debt to cash flow ratio (Years)	—	15.9	11.8	8.3
Interest coverage ratio (Times)	—	6.4	8.7	12.3

- Notes:
1. Equity-to-asset ratio: $\text{Equity} / \text{Total assets}$
 2. Equity-to-asset ratio based on market value: $\text{Market capitalization} / \text{Total assets}$
 3. Interest-bearing debt to cash flow ratio: $\text{Interest-bearing debt} / \text{Operating cash flow}$
 4. Interest coverage ratio: $\text{Operating cash flow} / \text{Interest payments}$
 5. The above indices are calculated based on consolidated financial figures.
 6. Market capitalization is calculated as follows: Final stock price at end of period x Total number of issued shares at end of period (excluding treasury shares).
 7. The figure for operating cash flow is "net cash provided by operating activities" on the consolidated statement of cash flows. Interest-bearing debt refers to all debt posted on the consolidated balance sheet for which interest is paid. Furthermore, regarding the interest payments, we use "interest paid" on the consolidated statement of cash flows.
 8. The interest-bearing debt to cash flow ratio and interest coverage ratio for the year ended March 31, 2021 are not noted because cash flows from operating activities were negative.

(4) Future outlook

The fiscal year ending March 31, 2025 is the first year of the new FY2024-FY2026 Seibu Group's Medium-term Management Plan, based on the "Seibu Group's Long-term Strategy to 2035." The consolidated earnings forecast for the fiscal year is for operating revenue of ¥489.0 billion, an increase of 2.4% from the fiscal year ended March 31, 2024, mainly due to increasing RevPAR driven by price increases in the Hotel and Leisure business and the opening of Emi Terrace Tokorozawa (the Tokorozawa Station West Exit Development Plan). Although operating revenue is expected to increase, operating profit is forecast to be ¥40.0 billion, a decrease of 16.2% from the previous fiscal year, mainly due to increases in electric power expenses, utilities expenses, raw materials expenses, and personnel expenses including wage increases, as well as an increase in expenses associated with increased capital investments for enhancing safety and security in the Urban Transportation and Regional business. We expect EBITDA to be ¥97.0 billion (down 4.8% year on year).

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

	Operating revenue													
	Real Estate		Hotel and Leisure		Urban Transportation and Regional		Other		Total		Adjustments		Consolidated earnings forecast	
	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%
Six months ending September 30, 2024	38.0	(3.9)	118.1	6.9	74.4	1.3	31.0	11.0	261.5	4.0	(14.5)	—	247.0	3.4
Fiscal year ending March 31, 2025	79.1	0.1	236.5	3.7	149.6	0.5	50.8	13.3	516.1	3.0	(27.1)	—	489.0	2.4

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

	Operating profit													
	Real Estate		Hotel and Leisure		Urban Transportation and Regional		Other		Total		Adjustments		Consolidated earnings forecast	
	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%
Six months ending September 30, 2024	5.1	(30.8)	10.6	5.2	7.0	(29.9)	3.8	2.2	26.7	(14.9)	(0.7)	—	26.0	(18.3)
Fiscal year ending March 31, 2025	10.0	(20.7)	20.5	5.7	7.8	(40.8)	1.6	16.8	40.2	(14.3)	(0.2)	—	40.0	(16.2)

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

	EBITDA													
	Real Estate		Hotel and Leisure		Urban Transportation and Regional		Other		Total		Adjustments		Consolidated earnings forecast	
	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%	Billion yen	%
Six months ending September 30, 2024	10.7	(17.9)	18.1	1.4	18.0	(11.2)	6.0	3.8	53.0	(7.3)	0.9	0.4	54.0	(7.1)
Fiscal year ending March 31, 2025	21.9	(9.6)	36.1	3.2	31.0	(10.3)	6.2	9.7	95.4	(4.2)	1.5	(29.1)	97.0	(4.8)

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

Ordinary profit is expected to be ¥35.0 billion, down 18.6% year on year. Profit attributable to owners of parent is expected to be ¥26 billion, down 3.7% year on year, due to factors including a reactionary decline associated with the recording of an extraordinary income in the fiscal year ended March 31, 2024 from income related to transfer of leasehold interests in land that arose when there was a change of lessee of land owned by Seibu Railway Co., Ltd., a consolidated subsidiary of the Company. Effects of the planned liquidation of Tokyo Garden Terrace Kioicho have not been factored into the consolidated earnings forecast for the fiscal year ending March 31, 2025. For more details, please refer to "Overview of financial results for the fiscal year ended March 31, 2024" announced separately today.

(5) Basic policy on profit distribution and dividends for the current period and the following period

Regarding the year-end dividend for the fiscal year ended March 31, 2024, after giving overall consideration to factors, including the current recovery of our earnings based on the business environment, we have decided to pay a year-end dividend of ¥12.5 per share (annual dividend of ¥25 per share including the interim dividend of ¥12.5).

Under the financial strategy in the “Seibu Group’s Long-term Strategy to 2035,” disclosed today, our basic policy for dividends is to pursue stable dividends and to increase dividends through improved earnings while continuing to prioritize growth investments in areas such as redevelopment. As of this plan, the dividend per share in the dividend forecast for the fiscal year ending March 31, 2025 shall be ¥30, and a progressive dividend with a minimum DOE of 2.0% will be introduced. We will also conduct purchases of treasury shares flexibly taking our balance sheet into account.

Regarding the annual dividend for the fiscal year ending March 31, 2025, after giving comprehensive consideration to the consolidated earnings forecasts for the fiscal year ending March 31, 2025 and to the status of funds described in “(4) Future outlook,” we plan to pay a dividend of ¥30 per share (interim dividend ¥15, year-end dividend ¥15).

2. Basic Rationale for Selecting the Accounting Standard

Although the Group is preparing its consolidated financial statements in accordance with the accounting principles generally accepted in Japan, it is deliberating over future application of international financial reporting standards (IFRSs) while keeping track of trends inside and outside Japan.

3. Consolidated Financial Statements and Significant Notes Thereto

(1) Consolidated balance sheet

(Millions of yen)

	As of March 31, 2023	As of March 31, 2024
Assets		
Current assets		
Cash and deposits	25,988	32,996
Notes and accounts receivable - trade, and contract assets	29,991	33,461
Land and buildings for sale in lots	5,322	4,866
Merchandise and finished goods	1,151	1,134
Costs on construction contracts in progress	102	104
Raw materials and supplies	3,169	3,738
Other	28,744	25,061
Allowance for doubtful accounts	(95)	(100)
Total current assets	94,373	101,263
Non-current assets		
Property, plant and equipment		
Buildings and structures	1,212,046	1,228,769
Accumulated depreciation and impairment	(714,793)	(743,255)
Buildings and structures, net	497,252	485,513
Machinery, equipment and vehicles	309,146	310,295
Accumulated depreciation and impairment	(246,198)	(248,174)
Machinery, equipment and vehicles, net	62,947	62,120
Land	660,547	650,787
Leased assets	17,237	18,808
Accumulated depreciation and impairment	(3,429)	(4,375)
Leased assets, net	13,807	14,433
Construction in progress	127,105	150,465
Other	84,163	89,400
Accumulated depreciation and impairment	(67,075)	(71,807)
Other, net	17,087	17,592
Total property, plant and equipment	1,378,748	1,380,913
Intangible assets		
Leased assets	24	17
Other	23,221	23,412
Total intangible assets	23,245	23,430
Investments and other assets		
Investment securities	61,617	86,710
Long-term loans receivable	269	267
Retirement benefit asset	15,893	29,158
Deferred tax assets	5,330	2,653
Other	8,654	10,897
Allowance for doubtful accounts	(299)	(275)
Total investments and other assets	91,466	129,412
Total non-current assets	1,493,460	1,533,756
Total assets	1,587,834	1,635,019

(Millions of yen)

	As of March 31, 2023	As of March 31, 2024
Liabilities		
Current liabilities		
Notes and accounts payable - trade	17,566	20,065
Short-term borrowings	131,537	136,202
Lease liabilities	1,136	1,149
Income taxes payable	9,603	7,600
Advances received	103,280	118,841
Provision for bonuses	5,871	6,327
Provision for loss on guarantees	809	—
Other provisions	1,977	1,855
Asset retirement obligations	66	45
Other	96,018	93,019
Total current liabilities	367,867	385,106
Non-current liabilities		
Bonds payable	50,000	50,000
Long-term borrowings	593,136	560,271
Long-term accounts payable to Japan railway construction, transport and technology agency	6,014	4,020
Lease liabilities	10,563	11,088
Deferred tax liabilities	104,326	117,205
Deferred tax liabilities for land revaluation	7,829	7,760
Provision for retirement benefits for directors (and other officers)	431	424
Provision for share awards for directors (and other officers)	279	342
Other provisions	69	115
Retirement benefit liability	19,809	17,556
Asset retirement obligations	1,556	1,056
Liabilities from application of equity method	15,449	14,905
Other	32,865	33,030
Total non-current liabilities	842,333	817,778
Total liabilities	1,210,201	1,202,885
Net assets		
Shareholders' equity		
Share capital	50,000	50,000
Capital surplus	96,519	96,261
Retained earnings	241,154	258,479
Treasury shares	(53,174)	(53,011)
Total shareholders' equity	334,499	351,730
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	8,227	27,783
Revaluation reserve for land	11,580	11,454
Foreign currency translation adjustment	15,431	20,327
Remeasurements of defined benefit plans	2,711	15,418
Total accumulated other comprehensive income	37,951	74,983
Share acquisition rights	193	184
Non-controlling interests	4,988	5,235
Total net assets	377,633	432,133
Total liabilities and net assets	1,587,834	1,635,019

(2) Consolidated statements of income and comprehensive income**Consolidated statement of income**

(Millions of yen)

	Fiscal year ended March 31, 2023	Fiscal year ended March 31, 2024
Operating revenue	428,487	477,598
Operating expenses		
Operating expenses and cost of sales of transportation	366,305	388,551
Selling, general and administrative expenses	40,026	41,335
Total operating expenses	406,332	429,887
Operating profit	22,155	47,711
Non-operating income		
Interest income	9	23
Dividend income	957	1,157
Subsidy to keep a bus on a regular route	992	955
Foreign exchange gains	525	750
Subsidies for infection-prevention measures	*1 1,412	—
Subsidies for employment adjustment	*2 927	*2 13
Other	2,152	1,593
Total non-operating income	6,977	4,494
Non-operating expenses		
Interest expenses	7,673	7,561
Share of loss of entities accounted for using equity method	12	70
Other	1,312	1,573
Total non-operating expenses	8,999	9,205
Ordinary profit	20,133	43,000
Extraordinary income		
Gain on sale of non-current assets	80,522	7,465
Contribution received for construction	884	2,450
Subsidy income	85	108
Gain on sale of investment securities	1,174	1,162
Income related to transfer of leasehold interests in land	—	*3 10,800
Other	596	1,411
Total extraordinary income	83,261	23,398
Extraordinary losses		
Impairment losses	37,066	17,278
Loss on sale of non-current assets	1	25
Loss on retirement of non-current assets	1,897	1,934
Tax purpose reduction entry of contribution for construction	881	2,442
Loss on tax purpose reduction entry of non-current assets	83	103
Loss on sale of investment securities	168	35
Loss on valuation of investment securities	14	0
Other	1,270	936
Total extraordinary losses	41,384	22,756
Profit before income taxes	62,011	43,642
Income taxes - current	10,600	9,684
Income taxes - deferred	(6,920)	6,426
Total income taxes	3,680	16,111
Profit	58,330	27,530
Profit attributable to non-controlling interests	1,577	540
Profit attributable to owners of parent	56,753	26,990

Consolidated statement of comprehensive income

(Millions of yen)

	Fiscal year ended March 31, 2023	Fiscal year ended March 31, 2024
Profit	58,330	27,530
Other comprehensive income		
Valuation difference on available-for-sale securities	(2,223)	19,555
Foreign currency translation adjustment	8,682	4,915
Remeasurements of defined benefit plans, net of tax	174	12,739
Total other comprehensive income	6,633	37,210
Comprehensive income	64,964	64,741
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	63,377	64,148
Comprehensive income attributable to non-controlling interests	1,587	593

(3) Consolidated statements of changes in equity

Previous fiscal year (From April 1, 2022 to March 31, 2023)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	50,000	96,505	182,761	(54,091)	275,175
Changes during period					
Dividends of surplus			(3,012)		(3,012)
Profit attributable to owners of parent			56,753		56,753
Reversal of revaluation reserve for land			4,638		4,638
Purchase of treasury shares				(0)	(0)
Disposal of treasury shares		14		917	932
Change in ownership interest of parent due to transactions with non-controlling interests		(0)			(0)
Increase in retained earnings by change in scope of consolidation			12		12
Net changes in items other than shareholders' equity					
Total changes during period	—	14	58,392	917	59,324
Balance at end of period	50,000	96,519	241,154	(53,174)	334,499

	Accumulated other comprehensive income					Share acquisition rights	Non-controlling interests	Total net assets
	Valuation difference on available-for-sale securities	Revaluation reserve for land	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income			
Balance at beginning of period	10,450	16,219	6,762	2,534	35,966	298	75,777	387,217
Changes during period								
Dividends of surplus								(3,012)
Profit attributable to owners of parent								56,753
Reversal of revaluation reserve for land								4,638
Purchase of treasury shares								(0)
Disposal of treasury shares								932
Change in ownership interest of parent due to transactions with non-controlling interests								(0)
Increase in retained earnings by change in scope of consolidation								12
Net changes in items other than shareholders' equity	(2,223)	(4,638)	8,669	177	1,985	(105)	(70,788)	(68,908)
Total changes during period	(2,223)	(4,638)	8,669	177	1,985	(105)	(70,788)	(9,584)
Balance at end of period	8,227	11,580	15,431	2,711	37,951	193	4,988	377,633

Current fiscal year (From April 1, 2023 to March 31, 2024)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	50,000	96,519	241,154	(53,174)	334,499
Changes during period					
Dividends of surplus			(9,791)		(9,791)
Profit attributable to owners of parent			26,990		26,990
Reversal of revaluation reserve for land			126		126
Disposal of treasury shares		(0)		163	162
Change in ownership interest of parent due to transactions with non-controlling interests		(257)			(257)
Net changes in items other than shareholders' equity					
Total changes during period	—	(257)	17,325	163	17,230
Balance at end of period	50,000	96,261	258,479	(53,011)	351,730

	Accumulated other comprehensive income					Share acquisition rights	Non-controlling interests	Total net assets
	Valuation difference on available-for-sale securities	Revaluation reserve for land	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income			
Balance at beginning of period	8,227	11,580	15,431	2,711	37,951	193	4,988	377,633
Changes during period								
Dividends of surplus								(9,791)
Profit attributable to owners of parent								26,990
Reversal of revaluation reserve for land								126
Disposal of treasury shares								162
Change in ownership interest of parent due to transactions with non-controlling interests								(257)
Net changes in items other than shareholders' equity	19,555	(126)	4,895	12,706	37,031	(8)	246	37,269
Total changes during period	19,555	(126)	4,895	12,706	37,031	(8)	246	54,500
Balance at end of period	27,783	11,454	20,327	15,418	74,983	184	5,235	432,133

(4) Consolidated statements of cash flows

(Millions of yen)

	Fiscal year ended March 31, 2023	Fiscal year ended March 31, 2024
Cash flows from operating activities		
Profit before income taxes	62,011	43,642
Depreciation	54,641	53,538
Impairment losses	37,066	17,278
Amortization of goodwill	451	618
Retirement benefit expenses	(1,997)	(2,869)
Increase (decrease) in provision for bonuses	598	437
Increase (decrease) in retirement benefit liability	(4,457)	(583)
Decrease (increase) in retirement benefit asset	5,066	1,695
Increase (decrease) in allowance for doubtful accounts	12	(24)
Interest and dividend income	(966)	(1,181)
Interest expenses	7,673	7,561
Share of loss (profit) of entities accounted for using equity method	12	70
Contribution received for construction	(884)	(2,450)
Subsidy income	(85)	(108)
Loss (gain) on sale of investment securities	(1,005)	(1,126)
Loss (gain) on valuation of investment securities	14	0
Loss (gain) on sale of non-current assets	(80,520)	(7,439)
Loss on retirement of non-current assets	1,897	1,934
Tax purpose reduction entry of contribution for construction	881	2,442
Loss on tax purpose reduction entry of non-current assets	83	103
Other extraordinary loss (income)	674	(181)
Decrease (increase) in trade receivables	(7,413)	(3,264)
Decrease (increase) in inventories	668	(180)
Decrease (increase) in accounts receivable - other	(196)	(2,543)
Increase (decrease) in trade payables	4,618	2,328
Increase (decrease) in advances received	944	1,791
Increase (decrease) in accrued consumption taxes	3,599	(4,565)
Other, net	5,806	(1,255)
Subtotal	89,196	105,669
Interest and dividends received	1,006	2,354
Interest paid	(7,708)	(7,454)
Income taxes refund (paid)	(15,326)	(8,594)
Net cash provided by (used in) operating activities	67,167	91,975

(Millions of yen)

	Fiscal year ended March 31, 2023	Fiscal year ended March 31, 2024
Cash flows from investing activities		
Payments into time deposits	(120)	(1,038)
Proceeds from withdrawal of time deposits	150	120
Purchase of investment securities	(4,023)	(375)
Proceeds from sale of investment securities	2,981	2,828
Purchase of property, plant and equipment and intangible assets	(56,945)	(70,381)
Proceeds from sale of property, plant and equipment and intangible assets	131,834	10,268
Proceeds from contribution received for construction	15,830	16,879
Other, net	(1,852)	(2,235)
Net cash provided by (used in) investing activities	87,854	(43,933)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(77,026)	(12,395)
Proceeds from long-term borrowings	34,800	30,176
Repayments of long-term borrowings	(94,021)	(45,984)
Repayments of accounts payable to Japan railway construction, transport and technology agency	(4,387)	(2,252)
Repayments of lease liabilities	(1,292)	(1,327)
Dividends paid	(3,006)	(9,770)
Dividends paid to non-controlling interests	(1,607)	(41)
Proceeds from sale of treasury shares	648	143
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	–	(562)
Repayments of shares to non-controlling shareholders	(70,611)	–
Other, net	(715)	(424)
Net cash provided by (used in) financing activities	(217,221)	(42,438)
Effect of exchange rate change on cash and cash equivalents	705	486
Net increase (decrease) in cash and cash equivalents	(61,493)	6,089
Cash and cash equivalents at beginning of period	87,210	25,741
Increase in cash and cash equivalents resulting from inclusion of subsidiaries in consolidation	24	–
Cash and cash equivalents at end of period	25,741	31,830

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

Not applicable.

Consolidated statement of income***1. Subsidies for infection-prevention measures**

Subsidies for infection-prevention measures recorded in the fiscal year ended March 31, 2023 mainly consisted of subsidies for measures to prevent the spread of infections in response to official requests for reduction of operating times, etc. from local governments associated with the impact of COVID-19.

***2. Subsidies for employment adjustment**

Subsidies for employment adjustment consisted of the proceeds applicable to special measures such as subsidies for employment adjustment associated with the impact of COVID-19.

***3. Income related to transfer of leasehold interests in land**

Income related to transfer of leasehold interests in land recorded in the fiscal year ended March 31, 2024 was income related to transfer of leasehold interests in land that arose when there was a change of lessee of land owned by Seibu Railway Co., Ltd., a consolidated subsidiary of the Company.

Segment information**(a) Segment information**

The business segment information for the Company and its consolidated subsidiaries for the years ended March 31, 2023 and 2024 was as follows:

1. Overview of the reportable segments

The reportable segments of the Group are components for which discrete financial information is available and whose operating results are regularly reviewed by the Board of Directors to make decisions about resource allocation and to assess performance.

The Group operates its business in Japan and overseas. Considering the characteristics of each business, significance and size, the Group has developed three reportable segments: "Urban Transportation and Regional," "Hotel and Leisure," and "Real Estate."

The following three changes were made to reportable segments from the fiscal year ended March 31, 2024 for the purpose of enhancing expertise within the Group. Accordingly, the figures for the fiscal year ended March 31, 2023 have been restated to conform with the changed segment structures.

- Seibuen Amusement Park operations that were part of the Urban Transportation and Regional business have been transferred to the Hotel and Leisure business.
- Toshimaen site leasing operations that were part of the Urban Transportation and Regional business have been transferred to the Real Estate business.
- The operation management of some golf courses that were part of the Real Estate business have been transferred to the Hotel and Leisure business.

The reportable segments, and their respective principal business operations are as follows:

- | | |
|---------------------------------------|--|
| (i) Urban Transportation and Regional | Railway operations, Bus operations, Lifestyle service operations along railway lines, Sports operations, etc. |
| (ii) Hotel and Leisure | Domestic hotel operations (ownership / lease), Domestic hotel operations (MC / FC), Overseas hotel operations (ownership / lease), Overseas hotel operations (MC / FC), Sports operations (ownership / lease), Sports operations (MC / FC), etc. |
| (iii) Real Estate | Leasing operations, etc. |

2. Method for calculating the amounts of operating revenue, profit (loss), assets and other items by reportable segment

With regard to the currency translation of revenues and expenses of overseas subsidiaries, etc. into Japanese yen, the Group uses the assumed exchange rate that was used in budget-making. Inter-segment operating revenue and transfer are based on the prevailing market prices. Segment profit is substantially the same as operating profit.

3. Information about operating revenue, profit (loss), assets and other items by reportable segment

For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)

(Millions of yen)

	Urban Transportation and Regional	Hotel and Leisure	Real Estate	Other (Note 1)	Total	Adjustments (Note 2)	Amount in the consolidated financial statement (Note 3)
Operating revenue							
Operating revenue from external customers	131,640	197,736	64,398	34,712	428,487	—	428,487
Inter-segment operating revenue and transfer	7,560	(2,894)	11,273	4,499	20,439	(20,439)	—
Total	139,200	194,841	75,672	39,212	448,927	(20,439)	428,487
Segment profit	5,530	2,413	11,851	590	20,386	1,768	22,155
Segment assets	571,744	582,658	402,400	69,876	1,626,680	(38,845)	1,587,834
Other items							
Depreciation	20,494	17,337	11,660	4,024	53,518	1,122	54,641
Increase in property, plant and equipment and intangible assets	28,223	22,212	4,037	5,381	59,855	(11,299)	48,555

(Notes) 1. “Other” consists of the Izuhakone business, Ohmi business, Sports business and New businesses.

2. Details of adjustments are as follows:

- (1) Adjustments for operating revenue of ¥(20,439) million mainly consist of elimination of inter-company transactions.
- (2) Adjustments for segment profit of ¥1,768 million mainly consist of elimination of inter-company transactions.
- (3) Adjustments for segment assets of ¥(38,845) million mainly consist of elimination of inter-company transactions. The amount of corporate assets which are not allocable to the reportable segments, such as surplus funds (cash and deposits), is ¥18,377 million.
- (4) Adjustments for increase in property, plant and equipment and intangible assets of ¥(11,299) million are mainly due to elimination of inter-company transactions.

3. Segment profit has been reconciled with operating profit in the consolidated statement of income.

For the fiscal year ended March 31, 2024 (from April 1, 2023 to March 31, 2024)

(Millions of yen)

	Urban Transportation and Regional	Hotel and Leisure	Real Estate	Other (Note 1)	Total	Adjustments (Note 2)	Amount in the consolidated financial statement (Note 3)
Operating revenue							
Operating revenue from external customers	144,541	226,071	68,309	38,675	477,598	—	477,598
Inter-segment operating revenue and transfer	4,284	3,193	10,770	5,043	23,291	(23,291)	—
Total	148,826	229,265	79,079	43,718	500,890	(23,291)	477,598
Segment profit	13,292	19,477	12,716	1,440	46,927	783	47,711
Segment assets	606,154	577,741	413,369	68,112	1,665,378	(30,358)	1,635,019
Other items							
Depreciation	21,353	15,605	11,519	4,208	52,686	851	53,538
Increase in property, plant and equipment and intangible assets	32,087	14,501	11,923	2,203	60,716	592	61,309

(Notes) 1. “Other” consists of the Izuhakone business, Ohmi business, Sports business and New businesses.

2. Details of adjustments are as follows:

- (1) Adjustments for operating revenue of ¥(23,291) million mainly consist of elimination of inter-company transactions.
- (2) Adjustments for segment profit of ¥783 million mainly consist of elimination of inter-company transactions.
- (3) Adjustments for segment assets of ¥(30,358) million mainly consist of elimination of inter-company transactions. The amount of corporate assets which are not allocable to the reportable segments, such as surplus funds (cash and deposits), is ¥12,308 million.
- (4) Adjustments for increase in property, plant and equipment and intangible assets of ¥592 million are mainly due to elimination of inter-company transactions.

3. Segment profit has been reconciled with operating profit in the consolidated statement of income.

(b) Impairment losses on non-current assets by reportable segment

For the fiscal year ended March 31, 2023 (from April 1, 2022 to March 31, 2023)

(Millions of yen)

	Urban Transportation and Regional	Hotel and Leisure	Real Estate	Other	Unallocated amount and elimination	Total
Impairment losses	—	36,000	453	611	—	37,066

(Note) The amount in “Other” consists of an amount relating to Izuhakone business and Ohmi business.

For the fiscal year ended March 31, 2024 (from April 1, 2023 to March 31, 2024)

(Millions of yen)

	Urban Transportation and Regional	Hotel and Leisure	Real Estate	Other	Unallocated amount and elimination	Total
Impairment losses	—	15,097	2,063	117	—	17,278

(Note) The amount in “Other” consists of an amount relating to Izuhakone business and Ohmi business.

Per share information

(Yen)

	Previous fiscal year (From April 1, 2022 to March 31, 2023)	Current fiscal year (From April 1, 2023 to March 31, 2024)
Net assets per share	1,237.46	1,417.30
Basic earnings per share	188.70	89.65
Diluted earnings per share	188.63	89.62

(Notes) 1. The basis for calculation of net assets per share is as follows:

	Previous fiscal year (As of March 31, 2023)	Current fiscal year (As of March 31, 2024)
Total net assets (Millions of yen)	377,633	432,133
Amounts deducted from total net assets (Millions of yen)	5,182	5,420
[Of the above, share acquisition rights (Millions of yen)]	[193]	[184]
[Of the above, non-controlling interests (Millions of yen)]	[4,988]	[5,235]
Net assets related to common shares (Millions of yen)	372,451	426,713
Number of common shares used to calculate net assets per share (share)	300,980,236	301,074,736

2. The basis for calculation of basic earnings per share and diluted earnings per share is as follows:

	Previous fiscal year (From April 1, 2022 to March 31, 2023)	Current fiscal year (From April 1, 2023 to March 31, 2024)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	56,753	26,990
Amounts not attributable to common shareholders (Millions of yen)	—	—
Profit attributable to owners of parent related to common shares (Millions of yen)	56,753	26,990
Average number of outstanding common shares during period (share)	300,755,049	301,058,059
Diluted earnings per share		
Adjustments to profit attributable to owners of parent (Millions of yen)	—	—
Increase in the number of common shares (share)	119,546	103,848
[Of the above, share acquisition rights (share)]	[119,546]	[103,848]
Overview of potential shares not included in the calculation of diluted earnings per share because of having no dilutive effect	—	—

3. Shares of the Company retained in trust and recorded as treasury shares under shareholders' equity are included in treasury shares deducted from total number of issued shares at end of period when calculating net assets per share. Moreover, in calculating basic earnings per share, they are included in the number of treasury shares deducted from the average number of outstanding shares during period.

The number of treasury shares at end of period deducted in calculating net assets per share for the fiscal year ended March 31, 2023 was 285,900, and for the fiscal year ended March 31, 2024 was 197,400. The average number of treasury shares during period deducted in calculating the basic earnings per share for the fiscal year ended March 31, 2023 was 500,059, and for the fiscal year ended March 31, 2024 was 212,585.

4. The portion attributable to the Company of the treasury shares (shares of the Company) held by equity-method associates and recorded as treasury shares under shareholders' equity is included in the number of treasury shares that are deducted from total number of issued shares at end of period when calculating net assets per share. Moreover, in calculating basic earnings per share, it is included in treasury shares that are deducted in the calculation of the average number of outstanding shares during the period.

The number of treasury shares at end of period deducted in calculating net assets per share for the fiscal years ended March 31, 2023 and 2024 was both 21,998,594. The average number of treasury shares during period deducted in calculating the basic earnings per share for the fiscal years ended March 31, 2023 and 2024 was both 21,998,594.

Significant events after the reporting period

Not applicable.