Note: This document has been translated from the Japanese original for reference purposes only.
In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

November 17, 2026

Press release:

Company: Keio Corporation
Representative: Satoshi Tsumura
Representative Director,
President and Executive Officer
Securities code: 9008, TSE Prime
Inquiry: Yotaro Watanabe
Manager, Investor Relations Office
(TEL: +81-42-337-3135)

Notice Regarding the Progress of Business Following the Postponement of the Announcement of Financial Results for the Second Quarter of the Fiscal Year Ending March 2027

As announced in the "Notice Regarding the Postponement of the Announcement of Financial Results for the Second Quarter of the Fiscal Year Ending March 2027" dated October 30, 2026, Keio Corporation (hereinafter "the Company") has postponed the announcement of its financial results for the second quarter of the fiscal year ending March 2027, which had been scheduled for November 10, 2026, because delays have occurred in the financial closing process at the Company and its consolidated subsidiaries due to the impact of the system failure caused by the ransomware attack on September 26, 2026.
The postponed financial results announcement is scheduled for December 4, 2026. However, the Company has determined that it is important to inform investors and other stakeholders in a timely manner, and therefore hereby announces the progress of its business through the second quarter and its outlook for the second half of the fiscal year, as currently recognized by the Company.

Please note that the figures for the second quarter of the fiscal year ending March 2027 announced today are reference figures based on the Company's current understanding. They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

For details, please refer to the attached materials.

FY2026 2nd Quarter
Business Progress Update Materials

－November 17, 2026－

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

KEIO
あなたと あたらしい あしたへ――京王グループ

We offer our deepest apologies for the considerable disruption
and concern caused to so many people
due to the impact of a system failure
caused by the ransomware attack in September 2026.

We take this matter extremely seriously
and are thoroughly investigating the cause,
while fundamentally strengthening our security framework
and doing our utmost to prevent a recurrence.

Satoshi Tsumura

Representative Director,
President and Executive Officer

Purpose of This Business Progress Update Briefing

Background

- The system failure caused by the ransomware attack led us to temporarily suspend systems, including those related to accounting.
- Systems are being restored in stages, and the financial closing process has resumed. However, delays in the financial closing process have led us to postpone the FY2026 2Q financial results announcement.
- The FY2026 interim dividend will be paid as planned, at an expected 11.0 yen per share (55.0 yen, pre-split basis).

Today

- Today's "FY2026 2Q Business Progress Update Briefing" will explain our business progress through 2Q and our current outlook for the second half.

Going Forward

- We plan to disclose the finalized FY2026 2Q financial results on December 4, 2026.
- We plan to disclose financial results on the regular schedule from FY2026 3Q onward.

About System Failure Caused by Ransomware Attack

*As of November 17, 2026

Background		• On September 26, 2026, we confirmed a ransomware attack on the Group's servers • Immediately implemented measures such as network isolation to prevent further damage • Working with the police and external experts to investigate the attack route and damage
Impact	**Operations**	• No impact on railway or bus operations • New reservations at Keio Presso Inn suspended (scheduled to resume around December 2026) • Credit card payments suspended at some retail stores; now restored (Keio Store: restored in phases from September 29, 2026) • Keio Point issuance and redemption suspended; now restored (Keio Store: restored in phases from October 10, 2026) • Systems including those related to accounting suspended; now being restored in phases, and the financial closing process has resumed
	Personal Information	• Confirmed that a leak of personal information may have occurred • Plan to submit the final report on the investigation results to the Personal Information Protection Commission in late November 2026
Response & Countermeasures		• If a leak of personal information is confirmed, we will respond promptly and appropriately, including notifying affected individuals directly • Full forensic investigation by external experts in progress • Reviewing cybersecurity to prevent recurrence

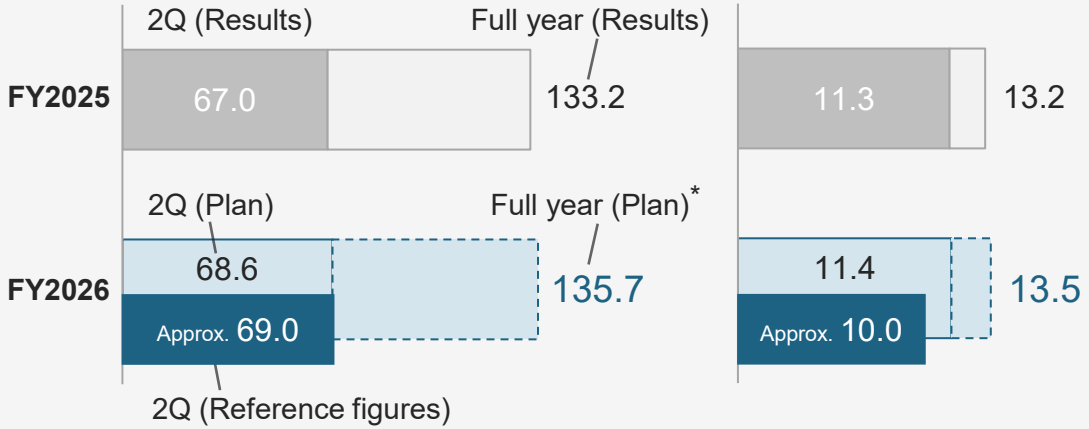
FY2026 Progress by Segment (vs. Plan)

* The full-year plan for FY2026 reflects the figures announced on May 13, 2026.

- Operating profit for the 2nd quarter is expected to be approximately 28.0 billion yen, with profits in Transportation and Real Estate below plan and profits in Hotels above plan.
- The impact of the system failure on full-year financial performance is currently being assessed.

Transportation

Operating Revenues (billion yen)



Operating Profit (billion yen)

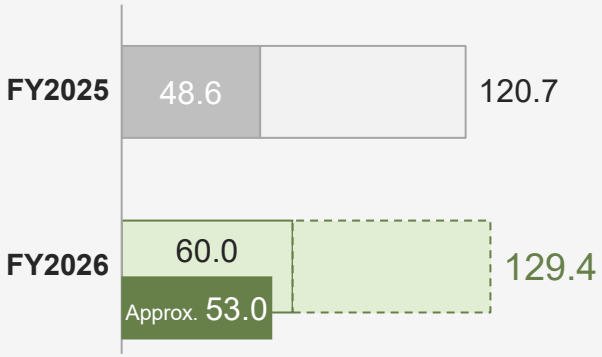
2Q Status / 2H Forecasts (Oct.–Mar.)

■ **2Q Status**
- In Railways, passengers transported are tracking in line with plan, while power costs have increased due to the deteriorating situation in the Middle East (see page 8 for details).

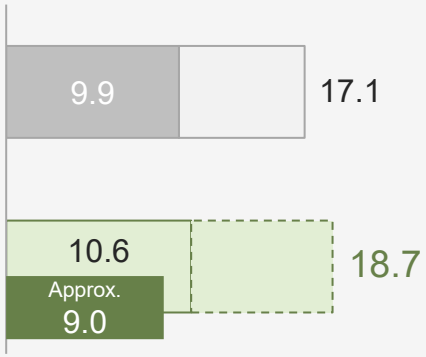
■ **2H Forecasts**
- We will closely monitor developments given concerns about rising power costs.
- The system failure is not expected to affect revenue.

Real Estate

Operating Revenues (billion yen)



Operating Profit (billion yen)



2Q Status / 2H Forecasts (Oct.–Mar.)

■ **2Q Status**
- Sales of certain properties at Sunwood and other companies have shifted to the second half of the fiscal year.

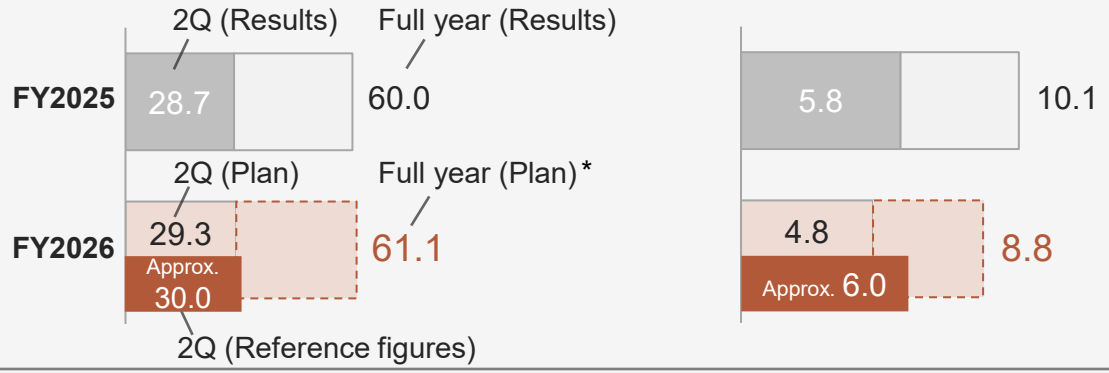
■ **2H Forecasts**
- We will closely monitor supply and demand trends and other factors to identify changes in current market conditions.
- The impact of the system failure on revenue is minimal.

The FY2026 2Q figures above are reference figures based on the Company's current understanding.
They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

FY2026 Progress by Segment (vs. Plan)

* The full-year plan for FY2026 reflects the figures announced on May 13, 2026.

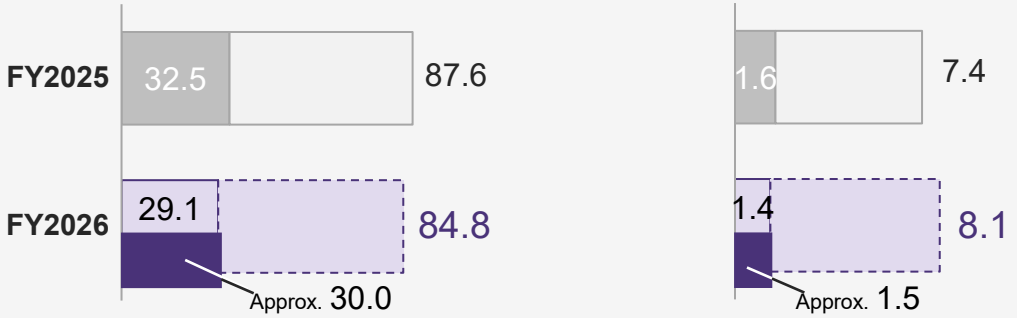
Hotels



■ **2Q Status**
- Room rates continue to rise, extending the previous year's trend, with revenue and profit tracking above plan.
- The system failure had a minimal impact on financial performance in the 2nd quarter.

■ **2H Forecasts**
- As new reservations at Keio Presso Inn have been suspended, lodging revenue is expected to decline from Oct. onward (see page 7 for details)

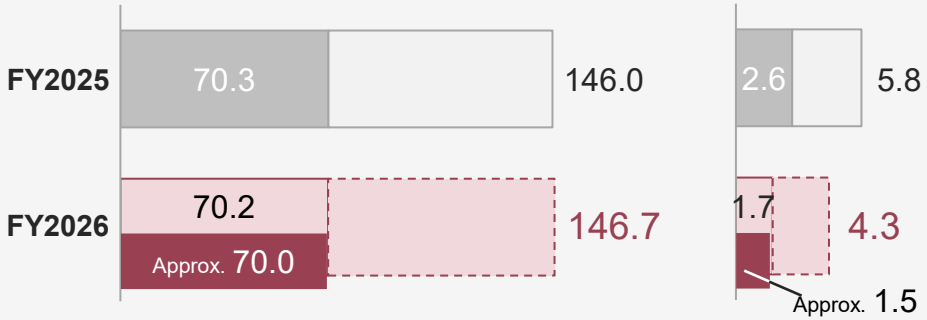
Construction and Maintenance



■ **2Q Status**
- The business environment has not changed significantly since the plan was formulated, and progress remains on track.

■ **2H Forecasts**
- Performance is expected to remain on track, with full-year financial performance broadly in line with plan.
- No impact on revenue from the system failure is expected.

Life Services



■ **2Q Status**
- Despite the impact of the suspension of credit card payments in certain sales areas, the business environment has not changed significantly since the plan was formulated, and performance is in line with plan.

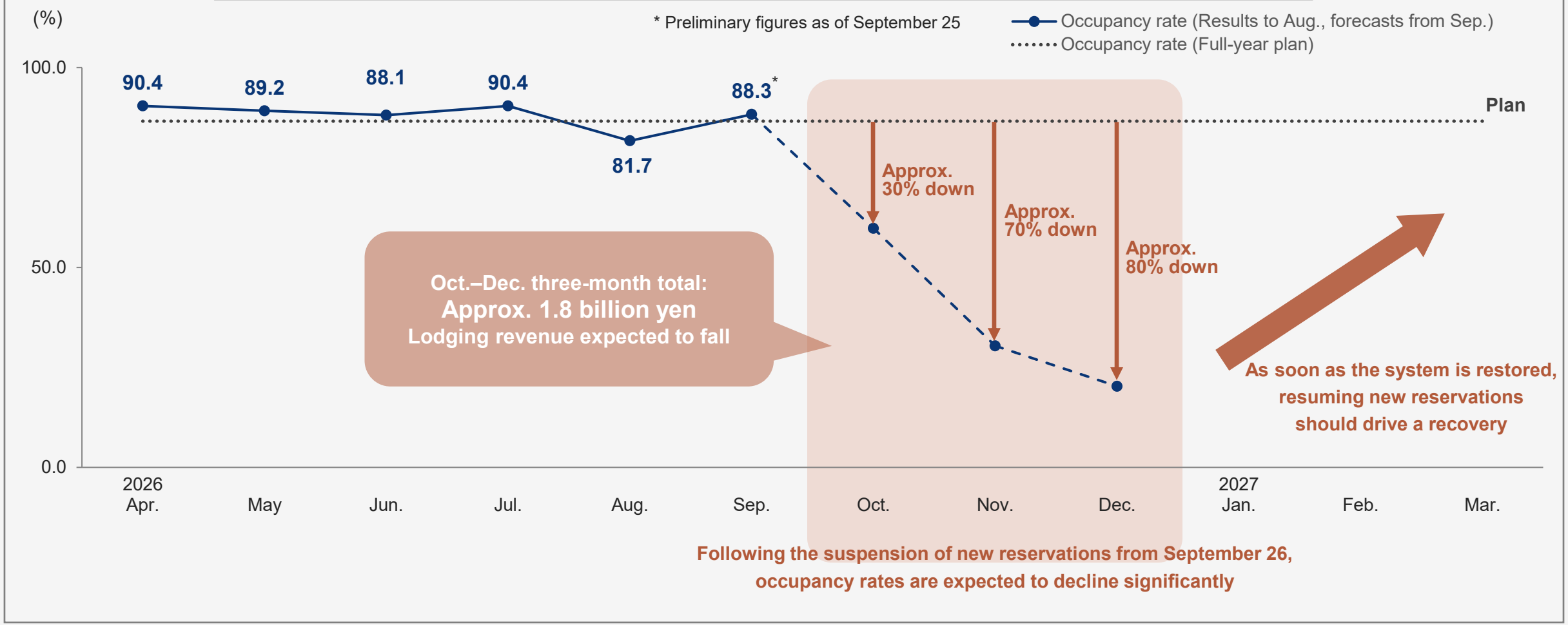
■ **2H Forecasts**
- Performance is expected to remain on track, with full-year financial performance broadly in line with plan.
- The impact of the system failure on revenue is minimal.

The FY2026 2Q figures above are reference figures based on the Company's current understanding.
They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

Impact of the System Failure on Keio Presso Inn

- Due to disruptions to the reservation system, acceptance of new reservations has been suspended since September 26, 2026 (expected to resume around Dec. 2026)
- The suspension of new reservations is expected to reduce lodging revenue as occupancy rates decline, particularly from Oct. to Dec.

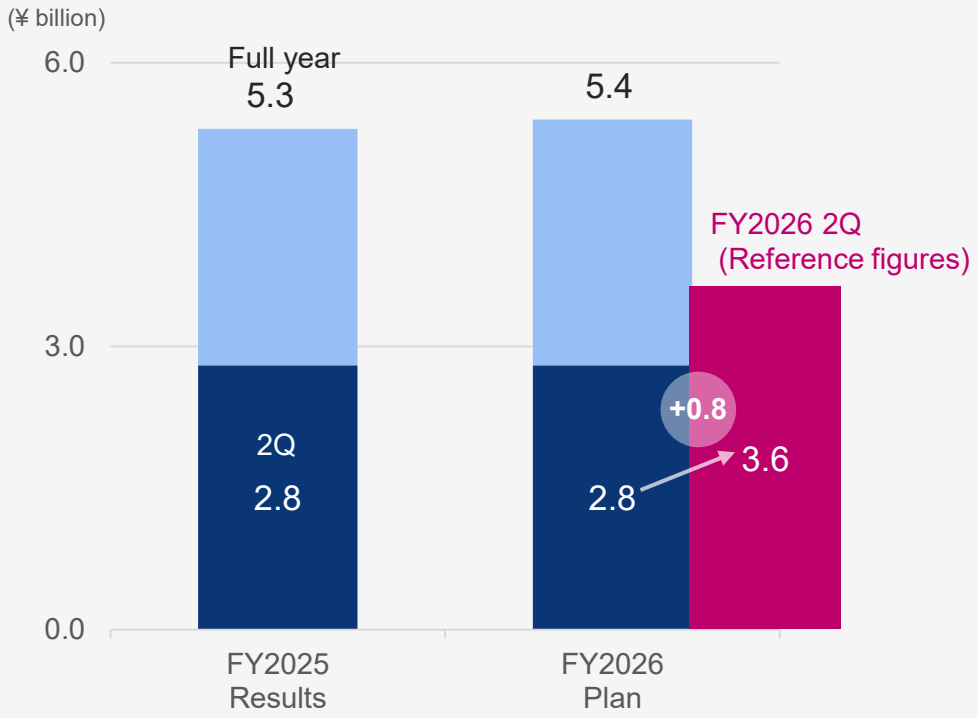
Current forecasts for occupancy rates at Keio Presso Inn (all locations) from Oct. to Dec.



Impact of the Situation in the Middle East

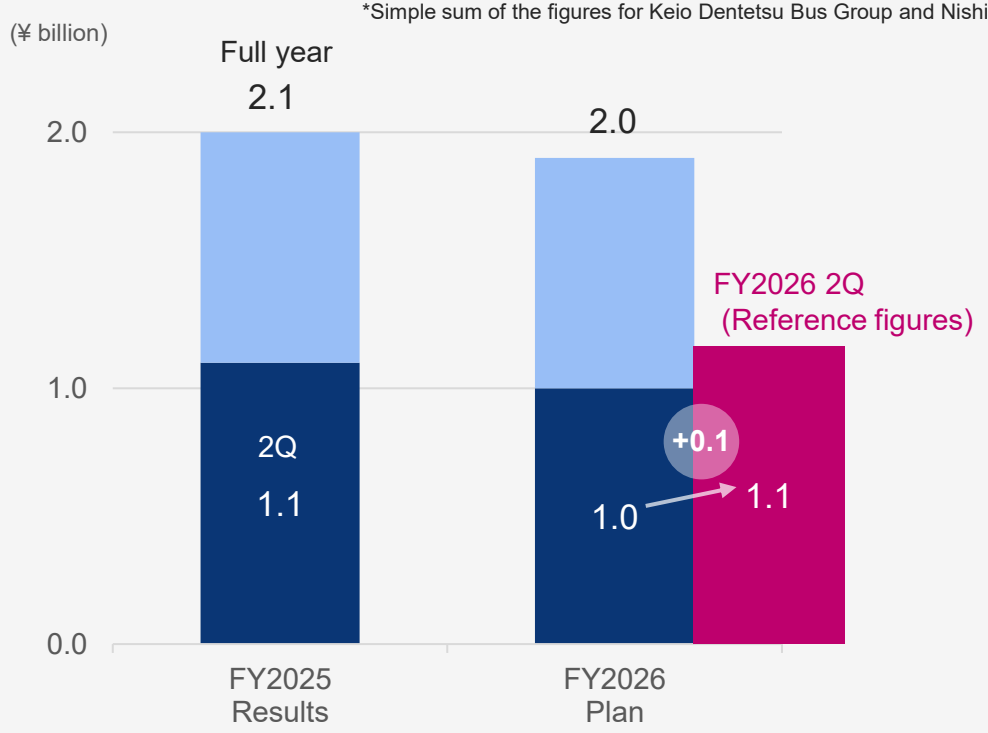
- The FY2026 plan (announced on May 13, 2026) does not factor in the impact of the situation in the Middle East, including surging crude oil prices.
- In the 2nd quarter, power costs in Railways exceeded plan by 0.8 billion yen, while diesel fuel costs in Bus Services exceeded plan by 0.1 billion yen. These costs require continued monitoring.
- Although there are concerns about postponed construction completion dates in Real Estate due to delayed deliveries of certain materials, as well as higher electricity costs in Hotels, the impact on financial performance is expected to be limited.

Railways: Trends in Power Costs



Bus Services*: Trends in Diesel Fuel Costs

*Simple sum of the figures for Keio Dentetsu Bus Group and Nishi Tokyo Bus



The FY2026 2Q figures above are reference figures based on the Company's current understanding.
They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

(Reference) Segment Information

The FY2026 2Q figures are reference figures based on the Company's current understanding.
They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

Overview by Segment

Operating Revenues

(Units: ¥ billion)

	FY2026 2Q Reference Figures	FY2025 2Q Results	FY2026 2Q Plan (based on May 13, 2026 announcement)
Operating Revenues	**Approx. 234.0**	**230.6**	**236.9**
Transportation	**Approx. 69.0**	**67.0**	**68.6**
Railways	Approx. 45.0	44.0	44.9
Bus Services	Approx. 21.0	19.9	20.4
Real Estate	**Approx. 53.0**	**48.6**	**60.0**
Real Estate Leasing	Approx. 31.0	31.4	30.7
Real Estate Sales	Approx. 31.0	27.0	38.1
Hotels	**Approx. 30.0**	**28.7**	**29.3**
Construction and Maintenance	**Approx. 30.0**	**32.5**	**29.1**
Life Services	**Approx. 70.0**	**70.3**	**70.2**
Department Stores	Approx. 18.0	18.4	17.4
Retail Stores	Approx. 30.0	29.1	29.8
Elimination	Approx. -18.0	-16.5	-20.4

Operating Profit

(Units: ¥ billion)

	FY2026 2Q Reference Figures	FY2025 2Q Results	FY2026 2Q Plan (based on May 13, 2026 announcement)
Operating Profit	**Approx. 28.0**	**31.4**	**30.2**
Transportation	**Approx. 10.0**	**11.3**	**11.4**
Railways	Approx. 6.5	7.9	7.4
Bus Services	Approx. 3.0	3.2	3.5
Real Estate	**Approx. 9.0**	**9.9**	**10.6**
Real Estate Leasing	Approx. 5.5	6.2	5.8
Real Estate Sales	Approx. 3.5	4.4	4.5
Hotels	**Approx. 6.0**	**5.8**	**4.8**
Construction and Maintenance	**Approx. 1.5**	**1.6**	**1.4**
Life Services	**Approx. 1.5**	**2.6**	**1.7**
Department Stores	Approx. 0.5	1.1	0.4
Retail Stores	Approx. 0.5	1.0	0.6
Elimination	Approx. -0.1	0.0	0.0

The FY2026 2Q figures above are reference figures based on the Company's current understanding.
They may be revised based on the results of the ongoing investigation into the system failure and the accounting auditor's interim review, or other factors.

The FY2026 2Q figures are reference figures based on the Company's current understanding.

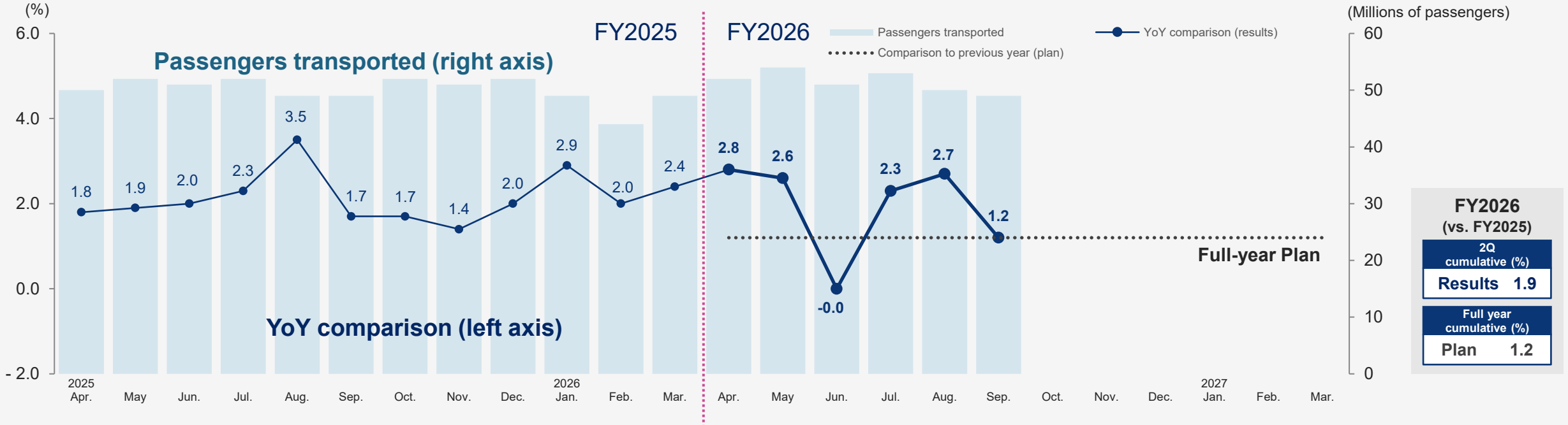
Railways Transportation Results

(Units: Thousands of People, ¥ million)

	FY2026 2Q Results	FY2025 2Q Results	Change (%)
Passengers Transported	**311,555**	305,648	5,907 (1.9)
Commuter-Pass	**172,919**	170,109	2,810 (1.7)
Business	**127,154**	124,922	2,232 (1.8)
Student	**45,765**	45,187	578 (1.3)
Non-Commuter-Pass	**138,636**	135,539	3,097 (2.3)
Passenger Revenues	**42,558**	41,655	902 (2.2)
Commuter-Pass	**16,327**	16,077	249 (1.6)
Business	**14,667**	14,432	235 (1.6)
Student	**1,659**	1,645	14 (0.9)
Non-Commuter-Pass	**26,231**	25,578	653 (2.6)

The FY2026 2Q figures are reference figures based on the Company's current understanding.

Railways: Total number of passengers transported



FY2026 (vs. FY2025)

2Q cumulative (%) Results	1.9
Full year cumulative (%) Plan	1.2

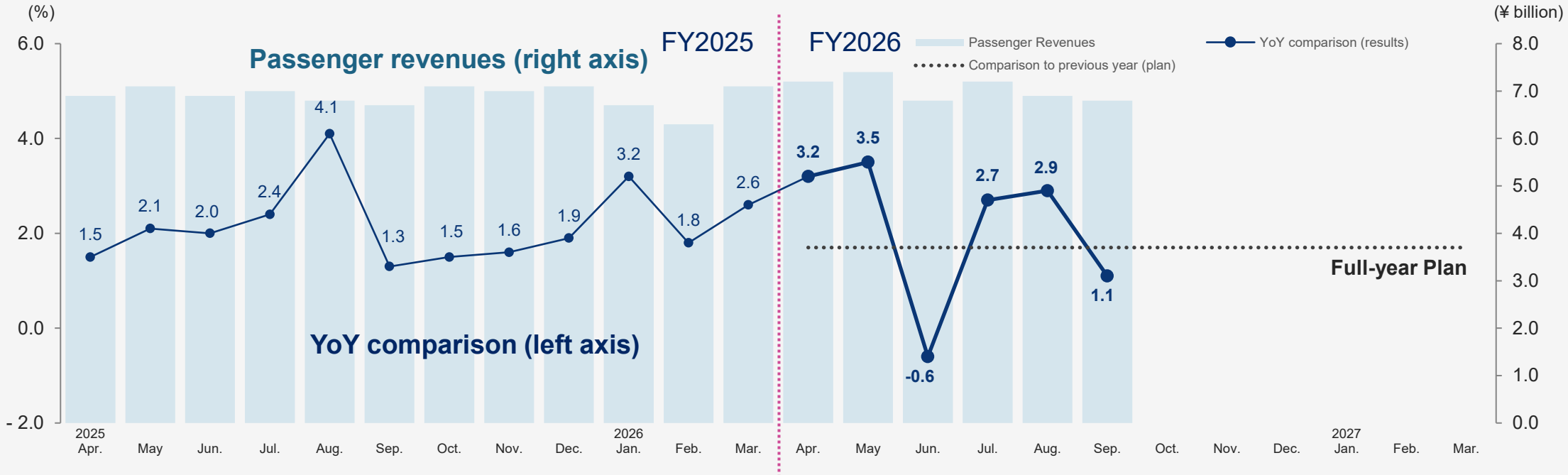
FY2026 Passengers transported (Railways, YoY)

(Unit: %)

	Apr.	May	Jun.	1Q	Jul.	Aug.	Sep.	2Q cumulative	FY2026 Full Year Plan
Commuter Pass	2.0	1.2	1.7	1.6	1.7	2.3	1.0	1.7	0.8
Business	2.2	1.5	2.1	1.9	2.0	2.1	0.9	1.8	0.6
Student	1.4	0.6	0.7	0.9	1.1	3.2	1.3	1.3	1.6
Non-Commuter Pass	3.7	4.5	-2.3	2.0	3.1	3.2	1.4	2.3	1.8
Total	2.8	2.6	-0.0	1.8	2.3	2.7	1.2	1.9	1.2

The FY2026 2Q figures are reference figures based on the Company's current understanding.

Railways: Total passenger revenues



FY2026 (vs. FY2025)

2Q cumulative (%) Results	2.2
Full year cumulative (%) Plan	1.7

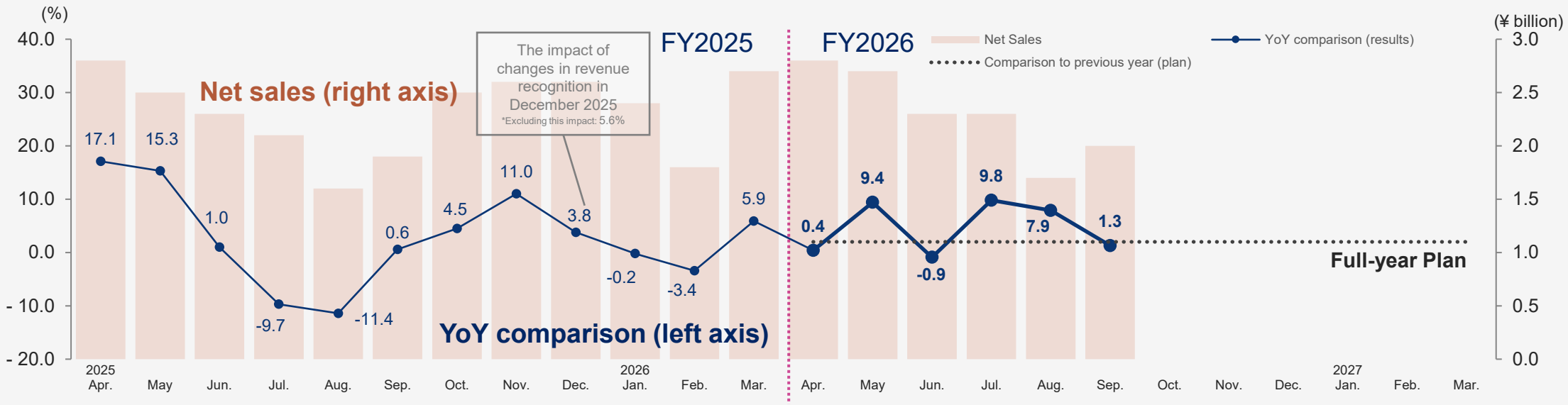
FY2026 Passenger revenues (Railways, YoY)

(Unit: %)

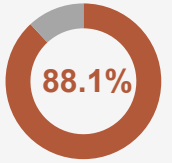
	Apr.	May	Jun.	1Q	Jul.	Aug.	Sep.	2Q cumulative	FY2026 Full Year Plan
Commuter Pass	1.9	1.2	1.8	1.6	1.7	2.1	0.8	1.6	0.7
Business	2.0	1.3	2.0	1.7	1.8	2.0	0.8	1.6	0.7
Student	0.8	0.2	0.4	0.5	0.7	2.9	0.7	0.9	1.0
Non-Commuter Pass	4.1	4.9	-2.1	2.4	3.4	3.4	1.3	2.6	2.3
Total	3.2	3.5	-0.6	2.1	2.7	2.9	1.1	2.2	1.7

The FY2026 2Q figures are reference figures based on the Company's current understanding.

Hotels: Net sales for Keio Plaza Hotel (Shinjuku)



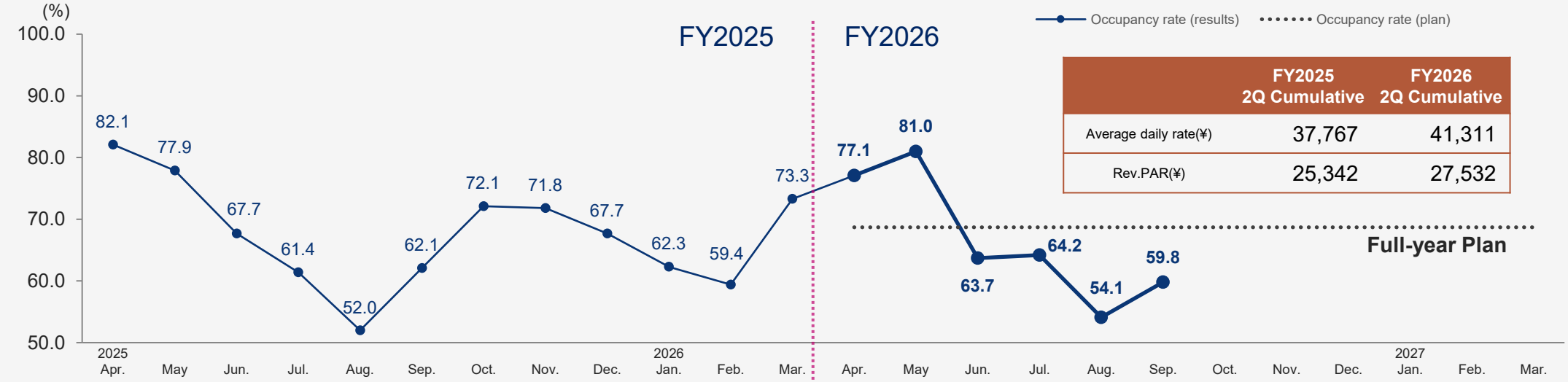
FY2026 2Q Share of foreign visitors



FY2026 (vs. FY2025)

2Q cumulative (%) Results	4.4
Full year cumulative (%) Plan	2.0

Hotels: Occupancy rate for Keio Plaza Hotel (Shinjuku)



	FY2025 2Q Cumulative	FY2026 2Q Cumulative
Average daily rate(¥)	37,767	41,311
Rev.PAR(¥)	25,342	27,532

FY2025

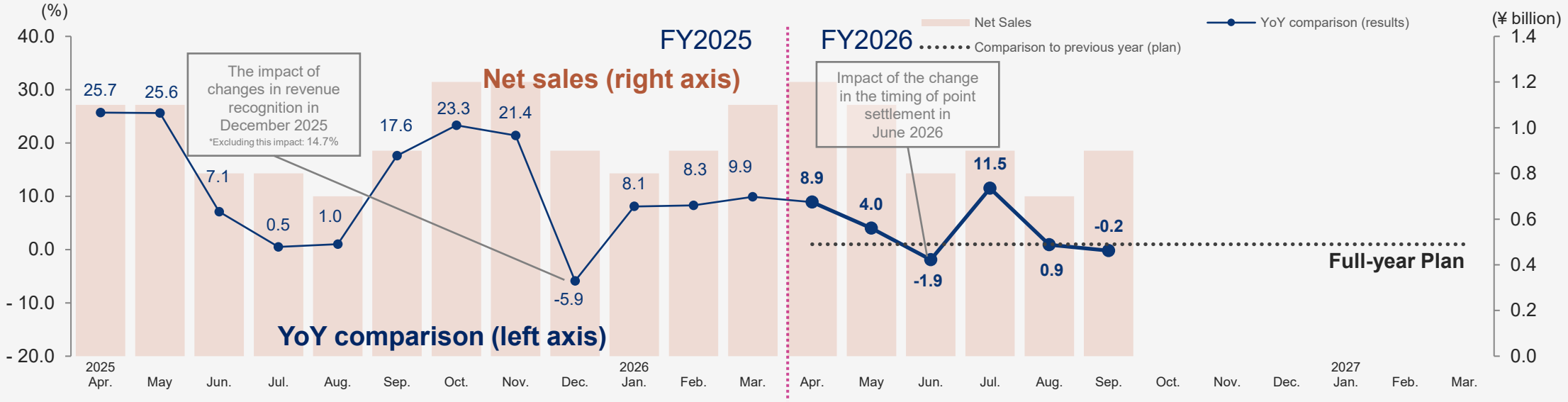
2Q cumulative (%) Results	67.1
Full year cumulative (%) Results	67.5

FY2026

2Q cumulative (%) Results	66.6
Full year cumulative (%) Plan	68.7

The FY2026 2Q figures are reference figures based on the Company's current understanding.

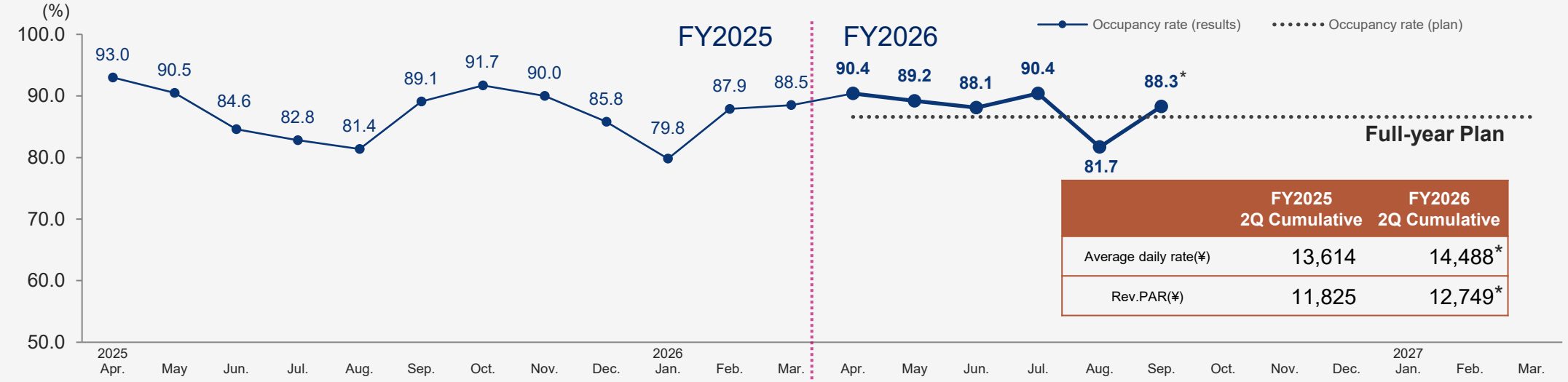
Hotels: Net sales for Keio Presso Inn (all locations)



FY2026 (vs. FY2025)

2Q cumulative (%) Results	4.1
Full year cumulative (%) Plan	1.0

Hotels: Occupancy rate for Keio Presso Inn (all locations)



	FY2025 2Q Cumulative	FY2026 2Q Cumulative
Average daily rate(¥)	13,614	14,488*
Rev.PAR(¥)	11,825	12,749*

FY2025

2Q cumulative (%) Results	86.9
Full year cumulative (%) Results	87.1

FY2026

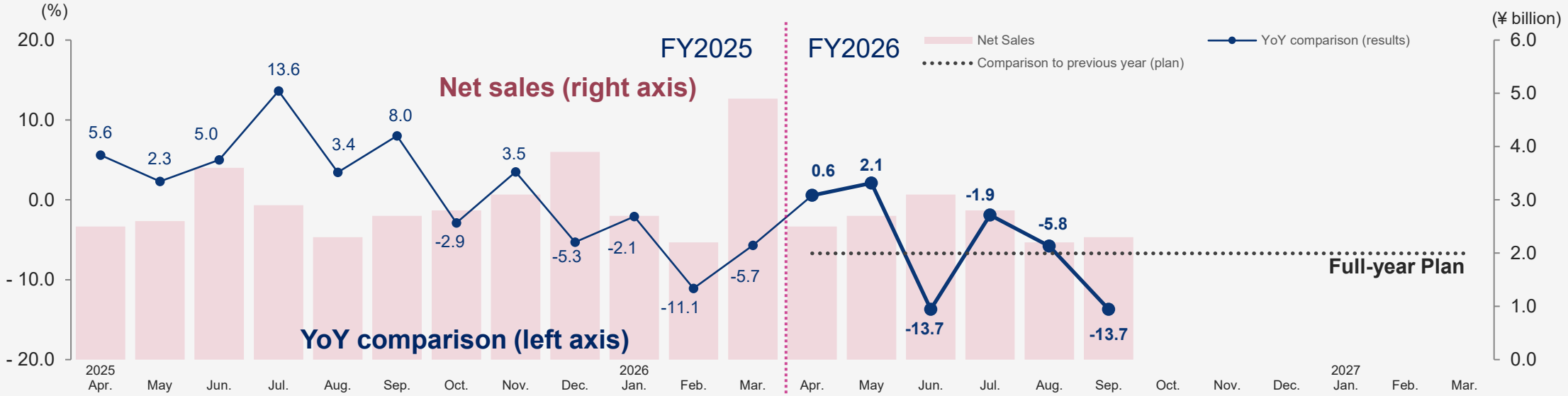
2Q cumulative (%) Results	88.0*
Full year cumulative (%) Plan	86.6

* Preliminary figures as of September 25

The FY2026 2Q figures are reference figures based on the Company's current understanding.

Department Stores: Net sales (Keio Department Store)

(After applying the Accounting Standard for Revenue Recognition and related standards)



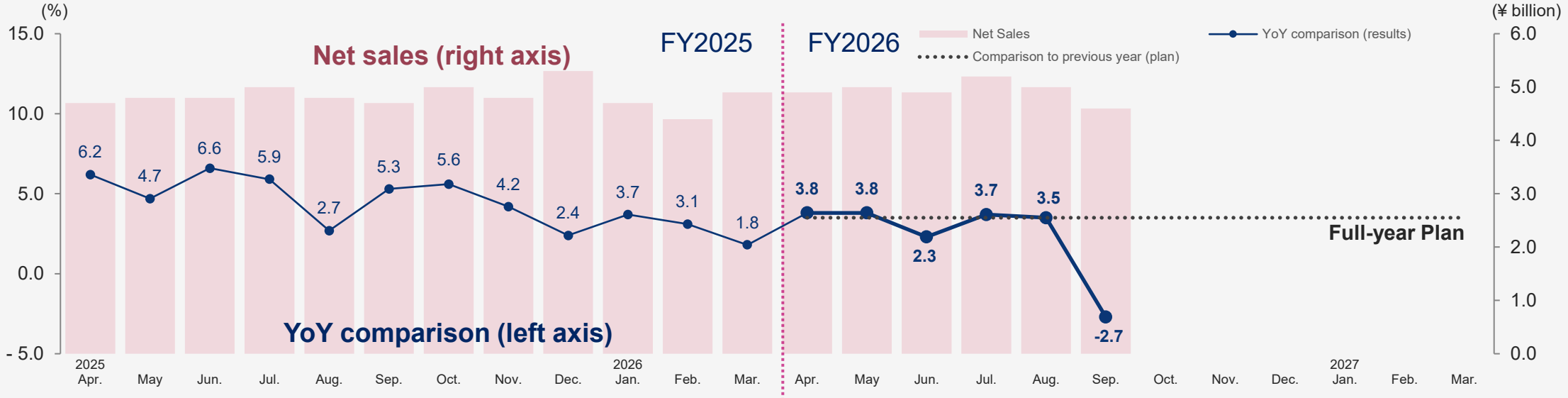
FY2026 (vs. FY2025)

2Q cumulative (%)	
Results	-5.9

Full year cumulative (%)	
Plan	-6.7

Retail Stores: Net sales (Keio Store)

(After applying the Accounting Standard for Revenue Recognition and related standards)



FY2026 (vs. FY2025)

2Q cumulative (%)	
Results	2.4

Full year cumulative (%)	
Plan	3.5

KEIO

あなたと あたらしい あしたへ ── 京王グループ

The earnings forecasts and outlines on future performance noted in these materials include projections based on certain forecasts/assumptions made at the time of publication. Actual performance may differ from forecast figures due to various factors.