Financial Summary FY2013 Third Quarter (First Nine Months) Ended December 31, 2013

Tokyu Fudosan Holdings Corporation

This report provides information excerpts from Tokyu Fudosan Holdings' original disclosure in Japanese, "*Kessan Tanshin*," which was released on January 31, 2014 at 15:30 (GMT+9).

The audit has not been completed.

1. Overview of the FY2013 Third Quarter (First Nine Months) Ended December 31, 2013

*All the figures in millions are rounded down and all the figures in billions are rounded off to one decimal place.

(1) Summary of consolidated statements of income

(% indicates year-on-year change.)

	Operating reve	enue	Operating inc	ome	Ordinary inco	ome	Net income	2
First nine months	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)
FY2013	459,429	_	35,171	_	26,860	_	8,832	_
FY2012	_	_	_	_	_	_	_	-

Note: Comprehensive income: First nine months of FY2013 ¥10,561 million [(-)%]

First nine months of FY2012 \forall million [(-)%]

	Net income per share	Fully diluted net income per share
First nine months	(Yen)	(Yen)
FY2013	15.86	_
FY2012	_	_

Note: The Company does not have operating results for the first nine months of FY2012 as it was established on October 1, 2013 through joint share transfers.

(2) Summary of consolidated balance sheets

	Total assets	Total net assets	Equity ratio	Net assets per share
	(Millions of yen)	(Millions of yen)	(%)	(Yen)
As of December 31, 2013	1,883,358	358,019	18.8	580.69
As of March 31, 2013	_	_	_	_

Reference: Equity: As of December 31, 2013 ¥353,511 million; As of March 31, 2013 ¥- million

Note: The Company does not have a financial position as of March 31, 2013 as it was established on October 1, 2013 through joint share transfers.

2. Dividends

	Annual dividends						
	Q1	Q2	Q3	Year-end	Total		
	(Yen)	(Yen)	(Yen)	(Yen)	(Yen)		
FY2012 ended March 31, 2013	_	_	П	П	_		
FY2013 ending March 31, 2014	_	_	ı				
FY2013 ending March 31, 2014 (Forecast)				4.00	4.00		

Notes: 1. Revisions to the forecasts of dividends most recently announced: None

3. Forecast for Fiscal Year 2013 Ending March 31, 2014

(% indicates year-on-year change.)

	Operating revenue	Operating income	Ordinary income	Net income	Net income per share
	(Millions of yen) (%)	(Yen)			
Full-year forecast	700,000 –	60,000 -	48,500 –	23,000 –	37.73

Note: Revisions to the forecasts most recently announced: None

^{2.} The Company does not have dividends results for the FY2012 ended March 31, 2013 or until the end of the second quarter of the FY2013 ending March 31, 2014 as it was established on October 1, 2013 through joint share transfers.

* Indication regarding execution of quarterly review procedures

This quarterly financial summary report is not subject to the quarterly review procedures in accordance with the Financial Instruments and Exchange Act. At the time of disclosure of this quarterly financial summary report, the quarterly review procedures in accordance with the Financial Instruments and Exchange Act are in progress.

*Proper use of forecasts, and other special matters

- The forecasts and other forward-looking statements in this report are based on currently available information and certain assumptions determined as rational. Consequently, any statements herein do not constitute assurances regarding actual results. Actual performance may significantly differ from these forecasts due to various factors in the future.
- Although the Company was established on October 1, 2013 through joint share transfers as the wholly-owning parent company of Tokyu Land Corporation, Tokyu Community Corp. and Tokyu Livable, Inc., Tokyu Community Corp. and Tokyu Livable, Inc. were consolidated subsidiaries of Tokyu Land Corporation before the management integration; and there is no substantial change in the scope of consolidation of the Company from that of Tokyu Land Corporation before the integration. Accordingly, the earnings of the Company are calculated based on the full-year consolidated earnings of Tokyu Land Corporation of previous years.
- · Although this quarter is the first quarter since the Company was established, it is presented as the "third quarter."

Operating Results and Financial Position

1. Analysis of Operating Results

The Company was established on October 1, 2013 through joint share transfers as the wholly-owning parent company of Tokyu Land Corporation (hereinafter referred to as "Tokyu Land"), Tokyu Community Corp. (hereinafter referred to as "Tokyu Community") and Tokyu Livable, Inc. (hereinafter referred to as "Tokyu Livable"). Since, before the integration, Tokyu Community and Tokyu Livable were consolidated subsidiaries of Tokyu Land; and there is no substantial change in the scope of consolidation of the Company from that of Tokyu Land before the integration, regarding the items for which comparisons are made with the same period of the previous year, figures are compared with those of Tokyu Land for the first nine months of FY2012 (from April 1, 2012 to December 31, 2012); and regarding the items for which comparisons are made with the previous fiscal year, figures are compared with those of Tokyu Land for the FY2012 (from April 1, 2012 to March 31, 2013).

(1) Overview

Results for the first nine months ended December 31, 2013 showed an increase in revenues and profit with ¥459.4 billion in operating revenue (up 13.5% from the same period of the previous year), ¥35.2 billion in operating income (up 12.7%) and ¥26.9 billion in ordinary income (up 21.8%).

Although there was a decrease in revenues and profit in the Leasing of Real Estate segment mainly due to the impact from transferring commercial facilities and office buildings, etc. to Activia Properties Inc. in the previous year, overall revenues and profit increased thanks mainly to strong sales in the real-estate sales agent business and an increase in sales of condominiums.

Net income decreased to ¥8.8 billion (down 45.9%). This was mainly due to the recording of gain on sales of noncurrent assets of ¥8.4 billion from the transferring of assets to Activia Properties Inc. in the previous year.

Operating revenue and operating income

(Unit:¥ billion)

	First three months	First six months	First nine months	Full-year
Operating revenue for FY2013	122.6	294.1	459.4	-
Operating revenue for FY2012	144.4	286.5	404.7	595.9
Operating income for FY2013	8.1	25.2	35.2	_
Operating income for FY2012	8.8	23.0	31.2	52.0

By segment, the four segments of Real Estate Sales, Property Management, Facility Operations and Real-Estate Agents saw an increase in revenues and profit, the two segments of Contracted Construction and Retail Sales saw an increase in revenues but a decrease in profit, and the Leasing of Real Estate segment saw a decrease in revenues and profit (compared with the same period of the previous year).

Operating revenue (Unit:¥ billion)

	First nine months			
	FY2012	FY2013	Comparison	
Total	404.7	459.4	54.7	
Real Estate Sales	78.3	103.8	25.6	
Contracted Construction	46.1	52.6	6.5	
Retail Sales	62.9	63.5	0.7	
Leasing of Real Estate	96.4	96.0	(0.4)	
Property Management	57.1	71.4	14.2	
Facility Operations	41.1	44.7	3.6	
Real-Estate Agents	28.5	34.9	6.3	
Other	6.1	7.0	0.9	
Adjustment for Inter- Company Transactions	(11.8)	(14.4)	(2.6)	

Full-year forecast	Progress
700.0	65.6%
200.7	51.7%
85.5	61.5%
85.2	74.5%
127.9	75.1%
94.5	75.5%
63.5	70.4%
50.2	69.4%
10.0	70.3%
(17.4)	_

Operating income

	First nine	Commonicon	
	FY2012	FY2013	Comparison
Total	31.2	35.2	4.0
Real Estate Sales	1.4	3.7	2.3
Contracted Construction	(0.3)	(0.6)	(0.3)
Retail Sales	1.0	0.9	(0.1)
Leasing of Real Estate	27.9	25.6	(2.3)
Property Management	4.0	5.0	1.0
Facility Operations	0.5	1.6	1.1
Real-Estate Agents	1.0	4.4	3.3
Other	(0.1)	(0.1)	0.1
Adjustment for Inter- Company Transactions	(4.1)	(5.3)	(1.2)

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(Unit:¥ billio	n)

Full-year forecast	Progress
60.0	58.6%
14.7	25.0%
2.6	ı
1.1	85.2%
32.1	79.7%
6.6	75.7%
3.7	43.5%
7.8	56.5%
(0.4)	_
(8.3)	-

1) Real Estate Sales

In our Real Estate Sales business, we recognized \$103.8 billion in operating revenue (up 32.7% from the same period of the previous year) and \$3.7 billion in operating income (up 170.0%).

Revenues and profit increased mainly due to the transferring of inventories, including the commercial facilities and office buildings, to Activia Properties Inc. in December 2013, in addition to an increase in sales of condominiums.

Sales of condominium units in "Branz Tower Bunkyo Kohinata" (Bunkyo-ku, Tokyo), "MID GARDEN AKASAKA HIKAWA" (Minato-ku, Tokyo), "Branz Yakumo" (Meguro-ku, Tokyo), "Branz Kawanishi" (Kawanishi-shi, Hyogo) and others were recorded. Sales continued to perform firmly and the inventory of completed units decreased compared to the end of the previous fiscal year and remained at a low level. The ratio of contracted amount for sale to the planned sales amount for the full year for condominium excluding sales of rental residence building blocks became 95% (up 7 percentage points from the same period of the previous year) from 38% at the beginning of the fiscal year.

(Unit:¥ billion)

	First nine	Comparison	
	FY2012	FY2013	Companison
Operating revenue	78.3	103.8	25.6
Operating income	1.4	3.7	2.3

	(Onit.+ binion)
FY2012	FY2013 forecast
145.1	200.7
6.6	14.7

Breakdown of operating revenue

(Before adjustments in ¥ billion)

	First nin	Comparison	
	FY2012	FY2013	Comparison
Condominium	39.2	50.7	11.5
Detached housing	2.2	6.4	4.1
Country houses	0.3	6.7	6.3
Other sales	36.5	40.1	3.5

FY2012	
100.9	
4.0	
0.5	
39.8	

Number of units supplied and sold (Tokyu Land)

(Units)

	First nine months				Inventory of	
	FY2012		FY2013		completed units	
	New supply	Contracted units	New supply	Contracted units	As of March 31, 2013	As of December 31, 2013
Condominium	1,586	1,573	1,886	1,923	252	64
Detached housing	39	76	115	124	28	16
Country houses	28	32	63	63	1	_

2) Contracted Construction

In our Contracted Construction business, we posted ¥52.6 billion in operating revenue (up 14.0% from the same period of the previous year) and ¥0.6 billion in operating loss.

There was an increase in revenues due partly to Tokyu Community's acquisition of shares in United Communities Co., Ltd. and making it a consolidated subsidiary in the previous year. However, profit decreased because a significant proportion of revenues from the constructions of common areas of condominiums, etc. are recognized in the fourth quarter. Orders received continued to expand mainly for constructions of common areas of condominiums and renovations.

Comparison

(0.9)

0.2

7.1

(Unit:¥ billion)

	First nine	Comparison	
	FY2012	FY2013	Comparison
Operating revenue	46.1	52.6	6.5
Operating income	(0.3)	(0.6)	(0.3)

FY2012	FY2013 forecast
70.1	85.5
1.6	2.6

Breakdown of operating revenue

 First nine months

 FY2012
 FY2013

 Custom-built houses
 11.6
 10.8

 Renovation
 13.2
 13.4

 Constructions of common
 13.2
 13.4

(Unit:¥ billion)

(Cilitii Ciliioli)	
FY2012	
18.7	
20.1	
31.3	

Orders received (sales from orders)

areas of condominiums

(Before adjustments in ¥ billion)

Orders received (sales from orders)			
	First nine months		Comparison
	FY2012	FY2013	Comparison
Total sales from orders	49.0	65.6	16.7
Custom-built houses	12.5	13.2	0.7
Renovation	14.5	16.5	2.0
Constructions of common areas of condominiums etc.	22.0	36.0	13.9

21.3

FY2012	
72.3	
19.5	
20.0	
32.8	

28.4

3) Retail Sales

In our Retail Sales business, operating revenue amounted to \$63.5 billion (up 1.0% from the same period of the previous year), and we recorded operating income of \$0.9 billion (down 9.8%).

At Tokyu Hands, Inc., revenues increased thanks mainly to the opening of new stores. However, profit decreased due partly to an impact from the temporary closing of "Tokyu Hands Yokohama."

The new stores that opened were "Tokyu Hands Himeji" and "hands be Musashi-Kosugi Tokyu Square," both of which started operations in April 2013, and the remodeled "Tokyu Hands Yokohama" reopened at a new location in October 2013.

on	
.7	

(Unit:¥ billion)

FY2012 FY2013
forecast

82.8 85.2

0.9 1.1

4) Leasing of Real Estate

In our Leasing of Real Estate business, operating revenue amounted to ¥96.0 billion (down 0.4% from the same period of the previous year) with operating income at ¥25.6 billion (down 8.2%).

Although the start of new facilities operations, etc. contributed to an increase in revenues, both revenues and profit decreased mainly due to the impact from transferring of the commercial facilities and office buildings, etc. to Activia Properties Inc. in the previous year.

The vacancy rate (office buildings and commercial facilities) improved to 1.0% and remained at a low level, mainly due to the full occupancy of "Shin-Meguro Tokyu Building" (Shinagawa-ku, Tokyo, office building), which opened in the previous fiscal year, and the improved occupancy at existing office buildings. In addition, "DECKS Tokyo Beach" (Minato-ku, Tokyo, commercial facility) was acquired in September 2013, and "Minami-Aoyama Leica Building" (Minato-ku, Tokyo, commercial facility), "La Porte Shinsaibashi" (Osaka-shi, Osaka, commercial facility) and "Ebisu Prime Square" (Shibuya-ku, Tokyo, office building, commercial facility and housing) were acquired in December 2013.

(Unit:¥ billion)

	First nin	Comparison	
	FY2012	FY2013	Comparison
Operating revenue	96.4	96.0	(0.4)
Operating income	27.9	25.6	(2.3)

FY2012	FY2013 forecast
128.3	127.9
35.0	32.1
35.0	32.1

Breakdown of operating revenue

	First nine	Comparison	
	FY2012	Comparison	
Owned *1	48.4	47.6	(0.7)
Leased etc. *2	8.8 7.5		(1.4)
Subsidiaries and others *3	39.2	1.7	

(Unit:¥ billion)

FY2012
63.9
11.9
52.5

^{*1:} Owned refers to office buildings and commercial facilities, etc. owned by Tokyu Land and those owned by consolidated silent partnerships, etc.

^{*2:} Leased etc. refers to leases by Tokyu Land, and businesses of non-consolidated silent partnerships, etc.

^{*3:} Subsidiaries and others refers to subsidiaries etc. other than Tokyu Land and consolidated silent partnerships, etc.

Vacancy rate of office buildings and commercial facilities

	As of March 31, 2010	As of March 31, 2011	As of March 31, 2012	As of March 31, 2013	As of December 31, 2013
Consolidated basis	3.9%	4.1%	2.3%	2.7%	1.7%
Tokyu Land*	3.0%	3.7%	2.0%	2.1%	1.0%

^{*} Office buildings and commercial facilities owned by Tokyu Land and those owned by consolidated silent partnerships, etc.

5) Property Management

Operating revenue and operating income from our Property Management business were \(\frac{\pma}{2}\)1.4 billion (up 24.9% from the same period of the previous year) and \(\pm\)5.0 billion (up 26.0%), respectively.

Regarding our Property Management business, both revenues and profit increased thanks to an expansion in the stock of condominium management service sites, etc. This was a result of Tokyu Community's acquisition of shares in United Communities Co., Ltd. and making it a consolidated subsidiary in the previous fiscal year.

(Unit:¥ billion)

	First nine	Comparison	
	FY2012	Comparison	
Operating revenue	57.1	71.4	14.2
Operating income	4.0	1.0	

FY2012	FY2013 forecast		
76.5	94.5		
5.1	6.6		

6) Facility Operations

Our Facility Operations business generated ¥44.7 billion in operating revenue (up 8.8% from the same period of the previous year) and \(\frac{\text{\$\text{\$Y\$}}1.6\text{ billion of operating income (up 242.3%).}\)

Both revenues and profit increased mainly due to an increase in registration fee income from the strong sales of membership for the Harvest Club membership resort hotels and golf clubs as well as due to the openings of new Harvest Club facilities "Atami Izusan" and "VIALA annex Atami Izusan" (Atami-shi, Shizuoka) in August 2013, and a new senior housing facility "Grancreer Aobadai 2-chome" (Yokohama-shi, Kanagawa) in September.

(Unit:¥ billion)

	First nin	First nine months FY2012 FY2013	
	FY2012		
Operating revenue	41.1	44.7	3.6
Operating income	0.5	0.5 1.6	

FY2012	FY2013 forecast	
59.7	63.5	
3.8	3.7	

Breakdown of operating revenue

*The figures in brackets indicate the number of facilities at end of period

The figures in brackets indicate the number of facilities at end of period.					
	F	irst nin	Commonicon		
	FY2012		FY2013		Comparison
Golf course	7.2	[20]	6.9	[20]	(0.2)
Harvest Club	9.4	[24]	10.2	[26]	0.9
Oasis	10.8	[33]	11.2	[33]	0.4
Ski resort	4.3	[8]	4.4	[8]	0.2
Senior housing	3.8	[10]	4.3	[11]	0.5
Other	5.7		7.6		1.9

(Unit:¥ billion)

FY2	012	
8.6	[20]	
12.2	[24]	(Membership resort hotel)
14.5	[33]	(Fitness club, etc.)
10.7	[8]	
5.7	[10]	
8.1		

7) Real-Estate Agents

In our Real-Estate Agents businesses, operating revenue was ¥34.9 billion (up 22.2% from the same period of the previous year) and operating income amounted to ¥4.4 billion (up 319.8%).

Regarding our real-estate sales agent business, in retail sales, we strived to further cultivate local markets at existing stores and opened eleven new stores, while in wholesale sales, efforts were made to strengthen the ability to respond to changing needs in the real-estate investment market, and to improve the services provided to domestic and international investors. As a result, there was a rise in the number of transactions and contracted prices in retail sales. In wholesale sales, although the number of transactions decreased, there was a rise in contracted prices. Furthermore, there was an increase in the number of deliveries for consignment sales business, which lead to an increase in revenues and profit.

(Unit:¥ billion)

(T.T.::4.37 L::11: - ...)

	First nine	Companicon	
	FY2012	Comparison	
Operating revenue	28.5	34.9	6.3
Operating income	1.0 4.4		3.3

	(Cint.i cinion)
FY2012	FY2013 forecast
42.3	50.2
4.8	7.8

Breakdown of operating revenue

Dicakdown of operating revenue					
	First nine	Comparison			
	FY2012	Comparison			
Real-estate sales agent	24.8	29.1	4.3		
Consignment sales	1.6 3.4		1.8		
Other	2.1 2.3		0.2		

(Unit:¥ billion)

FY2012	
35.1	
4.4	
2.8	

8) Other

Operating income

(0.1)

(0.1)

0.1

	(Unit:\(\frac{1}{2}\) billion)
FY2012	FY2013 forecast
8.8	10.0
0.0	(0.4)

Breakdown of operating revenue

breakdown of operating revenue			
	First nine months		Comparison
	FY2012	FY2013	Comparison
Consignment welfare	4.1	4.7	0.6
Other	2.0	2.3	0.3

(Unit:¥ billion)

FY2012	
5.8	
3.0	

(2) Analysis of Financial Conditions

The Company was established on October 1, 2013 through joint share transfers as the wholly-owning parent company of Tokyu Land, Tokyu Community and Tokyu Livable (hereinafter referred to as the "Share Transfers"). As a result of the Share Transfers, among net assets, shareholders' equity increased by ¥81.8 billion and minority interests decreased by ¥35.2 billion, while, among assets, goodwill increased by ¥46.9 billion.

As of December 31, 2013, total assets increased by ¥165.0 billion compared to the end of the previous fiscal year due to an increase in goodwill resulting from the Share Transfers, in addition to other factors such as increases in real estate for sale and property, plant and equipment. Total liabilities also increased by ¥113.9 billion due mainly to an increase in interest-bearing debt, compared to the end of the previous fiscal year. Net assets increased by ¥51.0 billion resulting from the Share Transfers, etc.

Of interest-bearing debt, ¥479.1 billion is loans payable of silent partnerships, etc.

(Unit:¥ billion)

	As of December 31, 2012	As of December 31, 2013	(Reference) As of March 31, 2013
Total assets	1,655.7	1,883.4	1,718.4
Total liabilities	1,364.9	1,525.3	1,411.4
Net assets	290.9	358.0	307.0
Equity	254.6	353.5	268.7
Equity ratio	15.4%	18.8%	15.6%
Interest-bearing debt	984.5	1,128.6	974.1

(3) Forecast for Fiscal Year 2013 Ending March 31, 2014

	Operating revenue	Operating income	Ordinary income	Net income
	(Millions of yen)	(Millions of yen)	(Millions of yen)	(Millions of yen)
Full-year forecast	700,000	60,000	48,500	23,000

Reference: Projected net income per share (full-year): ¥37.73

There is no change from the forecasts announced on October 1, 2013.

The forecasts and other forward-looking statements in this report are based on currently available information and certain assumptions determined as rational. Actual performance may significantly differ from these forecasts due to various factors in the future.

Third Quarter Consolidated Balance Sheet

<u>Tokyu Fudosan Holdings Corporation</u> (Audit has not been completed.) (Millions of yen)

(Audit has not occir completed.)	(ivillions of yen)
Account title	As of December 31, 2013
Assets	
Current assets	
Cash and deposits	54,557
Notes and accounts receivable-trade	18,817
Securities	3,789
Merchandise	9,808
Real estate for sale	111,489
Real estate for sale in process	137,016
Costs on uncompleted construction contracts	10,338
Supplies	696
Other	48,692
Allowance for doubtful accounts	(241)
Total current assets	394,966
Noncurrent assets	
Property, plant and equipment	
Buildings and structures	423,615
Accumulated depreciation	(175,275)
Buildings and structures, net	248,340
Land	953,773
Construction in progress	19,302
Other	49,850
Accumulated depreciation	(33,524)
Other, net	16,325
Total property, plant and equipment	1,237,741
Intangible assets	
Goodwill	83,978
Other	31,756
Total intangible assets	115,735
Investments and other assets	
Investment securities	54,321
Lease and guarantee deposits	58,439
Other	23,092
Allowance for doubtful accounts	(938)
Total investments and other assets	134,915
Total noncurrent assets	1,488,392
Total assets	1,883,358

(Millions of yen)

Liabilities Current liabilities Notes and accounts payable-trade Short-term loans payable Commercial papers Income taxes payable Provision Other Total current liabilities Bonds payable Long-term loans payable Long-term lease and guarantee deposited Provision of retirement benefits Other provision Other Total inabilities Bonds payable Long-term loans payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total liabilities and net assets I,883,358	(Addit has not been completed.)	(Willions of yell)
Current liabilities Notes and accounts payable-trade Short-term loans payable Commercial papers Income taxes payable Provision Other Total current liabilities Bonds payable Long-term loans payable Total noncurrent liabilities Total noncurrent liabilities Notes and accounts payable Long-term loans payable Total rorent liabilities Ronds payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 358,019	Account title	As of December 31, 2013
Notes and accounts payable 22,649 Short-term loans payable 203,027 Commercial papers 67,000 Income taxes payable 4,210 Provision 4,485 Other 102,882 Total current liabilities 404,255 Noncurrent liabilities 70,200 Long-term loans payable 788,395 Long-term lease and guarantee deposited 183,690 Provision for retirement benefits 21,105 Other provision 600 Other 57,091 Total noncurrent liabilities 1,121,083 Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income 8,190 Valuation difference on available-for-sale securities 8,190 Deferred gains or losses on he	Liabilities	
Short-term loans payable	Current liabilities	
Commercial papers 67,000 Income taxes payable 4,210 Provision 4,485 Other 102,882 Total current liabilities 404,255 Noncurrent liabilities 70,200 Long-term loans payable 788,395 Long-term lease and guarantee deposited 183,690 Provision for retirement benefits 21,105 Other provision 600 Other 57,091 Total noncurrent liabilities 1,121,083 Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income 8,190 Deferred gains or losses on hedges (22) Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Mi	Notes and accounts payable-trade	22,649
Income taxes payable Provision Other 102,882 Total current liabilities Bonds payable Long-term loans payable Provision for retirement benefits Other provision Other Total noncurrent liabilities Not assets Shareholders' equity Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total net assets 4,210 4,485 404,255 Nother 102,882 70,200 183,690 183,690 183,690 183,690 183,690 183,690 183,690 184,690 185,391 186,392 186,393 186,393 186,393 186,395 186,395 186,395 186,395 186,395 186,395 186,395 186,395 186,395 186,395 187,395 188,395 188,395 198	Short-term loans payable	203,027
Provision 4,485 Other 102,882 Total current liabilities 404,255 Noncurrent liabilities 70,200 Long-term loans payable 788,395 Long-term lease and guarantee deposited 183,690 Provision for retirement benefits 21,105 Other provision 600 Other 57,091 Total noncurrent liabilities 1,121,083 Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges (22) Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income Minority interests 4,508 Total net assets 358,019	Commercial papers	67,000
Other 102,882 Total current liabilities 404,255 Noncurrent liabilities 70,200 Long-term loans payable 788,395 Long-term lease and guarantee deposited 183,690 Provision for retirement benefits 21,105 Other provision 600 Other 57,091 Total noncurrent liabilities 1,121,083 Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income 8,190 Valuation difference on available-for-sale securities 8,190 Deferred gains or losses on hedges (22) Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Minority interests 4,508 Total net assets 358,	Income taxes payable	4,210
Total current liabilities Noncurrent liabilities Bonds payable Long-term loans payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Notal liabilities Notal sasets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total net assets Total net assets 4,508 Total net assets 358,019	Provision	4,485
Noncurrent liabilities Bonds payable Long-term loans payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Minority interests Total net assets 70,200 7	Other	102,882
Bonds payable Long-term loans payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total net assets Total net assets Total net assets 358,019	Total current liabilities	404,255
Long-term loans payable Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Total liabilities Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets Total net assets 788,395 183,690 183,690 21,105 600 600 60,000 6	Noncurrent liabilities	
Long-term lease and guarantee deposited Provision for retirement benefits Other provision Other Other Total noncurrent liabilities Total liabilities Total liabilities Net assets Shareholders' equity Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 183,690 21,105 600 600 600 60,000 60	Bonds payable	70,200
Provision for retirement benefits Other provision Other Total noncurrent liabilities Total liabilities Total liabilities Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 21,105 600 600 60,000 6	Long-term loans payable	788,395
Other provision Other S7,091 Total noncurrent liabilities Total liabilities Total liabilities Total liabilities Total liabilities Total liabilities Total sasets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 60,000 60,0	Long-term lease and guarantee deposited	183,690
Other 57,091 Total noncurrent liabilities 1,121,083 Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges (22) Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income Minority interests 4,508 Total net assets 358,019	Provision for retirement benefits	21,105
Total noncurrent liabilities Total liabilities Total liabilities Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Total shareholders' equity Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 1,121,083 1,525,338 60,000 60,000 61,780) 71,780) 72,254 73,254 73,254 74,508 75,254 75,254 75,254 75,254 75,254 75,254 75,254 75,257	Other provision	600
Total liabilities 1,525,338 Net assets Shareholders' equity Capital stock 60,000 Capital surplus 118,639 Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges (22) Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Minority interests 4,508 Total net assets 358,019	Other	57,091
Net assets Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income 18,257 Minority interests Total net assets 60,000 60,000 61,780 60,000 61,780	Total noncurrent liabilities	1,121,083
Shareholders' equity Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income 18,257 Minority interests Total net assets 60,000 118,639 158,395 (1,780) 335,254 8,190 11,701	Total liabilities	1,525,338
Capital stock Capital surplus Retained earnings Treasury stock Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income 11,701 Foreign currency translation adjustment Total accumulated other comprehensive income 122) Minority interests Total net assets 358,019	Net assets	
Capital surplus Retained earnings 158,395 Treasury stock (1,780) Total shareholders' equity 335,254 Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 118,639 158,395 (1,780) 335,254 Accumulated other comprehensive income 18,190 11,701 11,701 11,701 11,612) 11,612) 11,612) 11,612) 11,612) 11,612) 11,612)	Shareholders' equity	
Retained earnings Treasury stock (1,780) Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 158,395 (1,780) 335,254 Accumulated other comprehensive income 8,190 11,701 11,701 11,612) 11,612) 12,508 1358,019	Capital stock	60,000
Treasury stock Total shareholders' equity 335,254 Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets (1,780) 335,254 (22) (22) (1,780) (1,780) (1,780) (1,780) (1,780) (1,780) (1,780)	Capital surplus	118,639
Total shareholders' equity Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 335,254	Retained earnings	158,395
Accumulated other comprehensive income Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Total net assets Accumulated other comprehensive income 11,701 11,701 11,701 11,612 11,612 11,612 11,612 11,612 11,612 11,612 11,612 11,612 11,612 11,612	Treasury stock	(1,780)
Valuation difference on available-for-sale securities Deferred gains or losses on hedges Revaluation reserve for land Foreign currency translation adjustment Total accumulated other comprehensive income Minority interests Total net assets 358,019	Total shareholders' equity	335,254
Deferred gains or losses on hedges Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Minority interests Total net assets 358,019	Accumulated other comprehensive income	
Revaluation reserve for land 11,701 Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Minority interests 4,508 Total net assets 358,019	Valuation difference on available-for-sale securities	8,190
Foreign currency translation adjustment (1,612) Total accumulated other comprehensive income 18,257 Minority interests 4,508 Total net assets 358,019	Deferred gains or losses on hedges	(22)
Total accumulated other comprehensive income 18,257 Minority interests 4,508 Total net assets 358,019	Revaluation reserve for land	11,701
Minority interests 4,508 Total net assets 358,019	Foreign currency translation adjustment	(1,612)
Total net assets 358,019	Total accumulated other comprehensive income	18,257
· · · · · · · · · · · · · · · · · · ·	Minority interests	4,508
Total liabilities and net assets 1,883,358	Total net assets	358,019
	Total liabilities and net assets	1,883,358

Third Quarter Consolidated Statement of (Comprehensive) Income

(Third Quarter Consolidated Statement of Income)

Tokyu Fudosan Holdings Corporation

(Audit has not been completed.) (Millions of yen) First nine months FY2013 Account title (from April 1, 2013 to December 31, 2013) 459,429 Operating revenue Operating cost 366,582 92,846 Operating gross profit 57,675 Selling, general and administrative expenses 35,171 Operating income Non-operating income Interest income 91 Dividends income 171 Equity in earnings of affiliates 162 Other 345 772 Total non-operating income Non-operating expenses Interest expenses 7,690 Other 1,392 Total non-operating expenses 9,082 26,860 Ordinary income Extraordinary income Gain on sales of noncurrent assets 15 Gain on sales of investment securities 41 Other 12 Total extraordinary income 70 Extraordinary loss Impairment loss 5,813 Other 24 5,838 Total extraordinary losses 21,092 Income before income taxes and minority interests 9,640 Income taxes 11,452 Income before minority interests Minority interests in income 2,620 8,832 Net income

(Third Quarter Consolidated Statement of Comprehensive Income)

<u>Tokyu Fudosan Holdings Corporation</u> (Audit has not been completed.)

(Millions of yen) First nine months FY2013 Account title (from April 1, 2013 to December 31, 2013) Income before minority interests 11,452 Other comprehensive income Valuation difference on available-for-sale securities (867)Deferred gains or losses on hedges 3 Foreign currency translation adjustment (225)Share of other comprehensive income of associates 198 accounted for using equity method Total other comprehensive income (890) 10,561 Comprehensive income Comprehensive income attributable to Comprehensive income attributable to owners of the 7,925 parent Comprehensive income attributable to minority 2,635 interests