

**Financial Summary**  
**FY2011 First Quarter (First Three Months)**  
**Ended June 30, 2011**

Tokyu Land Corporation

This report provides information excerpts from Tokyu Land's "*Kessan Tanshin*."  
Audit has not been completed.

## 1. Overview of the FY2011 First Quarter (First Three Months) Ended June 30, 2011

\*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 revenue		Operating income		Ordinary income		Net income	
	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)
First three months FY2011	108,240	0.0	5,745	(5.6)	1,916	(56.6)	21,883	867.6
FY2010	108,193	4.0	6,087	182.8	4,411	1,148.0	2,261	—

Note: Comprehensive income: First three months of FY2011 ¥22,155 million [868.9%]

First three months of FY2010 ¥2,286 million [—%]

	Net income per share	Fully diluted net income per share
	(Yen)	(Yen)
First three months FY2011	41.21	—
FY2010	4.26	—

### (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 June 30, 2011	1,732,371	260,297	13.2	430.69
As of March 31, 2011	1,161,419	239,828	18.0	392.87

Reference: Equity: As of June 30, 2011 ¥228,720 million; As of March 31, 2011 ¥208,638 million

## 2. Dividends

	Annual dividends				
	Q1 (Yen)	Q2 (Yen)	Q3 (Yen)	Year-end (Yen)	Total (Yen)
FY2010 ended March 31, 2011	—	3.50	—	3.50	7.00
FY2011 ending March 31, 2012	—				
FY2011 ending March 31, 2012 (Forecast)		3.50	—	3.50	7.00

Note: Revisions to the forecasts of dividends most recently announced: None

## 3. Forecast for Fiscal Year 2011 Ending March 31, 2012

(% indicates year-on-year change.)

	Operating revenue		Operating income		Ordinary income		Net income		Net income per share
	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Yen)
First six months forecast	235,000	(12.2)	10,000	(74.7)	2,000	(94.4)	20,500	852.2	38.60
Full-year forecast	555,000	(2.9)	40,000	(36.0)	21,000	(61.8)	31,000	167.3	58.37

Note: Revisions to the forecasts most recently announced: None

\* 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

(Disclaimer)

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.

# Operating Results and Financial Position

## 1. Analysis of Operating Results

### (1) Overview

Results for the first three months ended June 30, 2011 showed a slight increase in revenues with ¥108.2 billion in operating revenue (up 0.0% from the same period of the previous year). This was because we made 29 silent partnerships, etc. into consolidated subsidiaries, and an increase in sales due to the consolidation of silent partnerships, etc., as well as increase in revenues due to retail store openings and the like, exceeded a decrease in revenues resulting from a decline in sales of condominiums etc., in the three months. However, there was a decrease in profit, with ¥5.7 billion in operating income, (down 5.6%), ¥1.9 billion in ordinary income (down 56.6%) and a decrease in revenues from condominiums, real-estate agents and the like.

Meanwhile, with the consolidation of silent partnerships, etc., the recording of gain on negative goodwill of ¥48.3 billion as extraordinary income and the recording of an impairment loss of ¥26.4 billion as extraordinary loss resulted in a substantial increase in net income (up 867.6%) to ¥21.9 billion.

In addition, we have incorporated the impact of the Great East Japan Earthquake in terms of a decrease in revenues and profit into our forecast for the fiscal year ending March 31, 2012, and as of this point in time, our results have progressed nearly in line with our assumptions.

### Operating revenue and operating income

(Unit:¥ billion)

	First three months	First six months	First nine months	Full-year
Operating revenue for FY2011	108.2	—	—	—
Operating revenue for FY2010	108.2	267.7	382.3	571.4
Operating income for FY2011	5.7	—	—	—
Operating income for FY2010	6.1	39.5	44.7	62.5

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

### Operating revenue

(Unit:¥ billion)

	First three months		Comparison	Full-year forecast	Progress
	FY2010	FY2011			
Total	108.2	108.2	0.0	555.0	19.5%
Real Estate Sales	18.6	11.9	(6.7)	117.5	10.1%
Contracted Construction	9.4	9.4	0.0	66.5	14.1%
Retail Sales	17.5	20.5	3.0	87.2	23.5%
Leasing of Real Estate	25.3	31.0	5.7	126.9	24.4%
Property Management	17.5	18.3	0.8	74.5	24.6%
Facility Operations	12.9	12.0	(0.9)	60.1	20.0%
Real-Estate Agents	8.0	7.1	(0.9)	37.4	18.9%
Other	2.1	1.8	(0.3)	7.8	23.5%
Adjustment for Inter-Company Transactions	(3.1)	(3.8)	(0.7)	(22.9)	—

## Operating income

(Unit:¥ billion)

	First three months		Comparison	Full-year forecast	Progress
	FY2010	FY2011			
Total	6.1	5.7	(0.3)	40.0	14.4%
Real Estate Sales	1.1	(0.3)	(1.4)	5.9	—
Contracted Construction	(1.0)	(1.2)	(0.2)	0.5	—
Retail Sales	0.2	0.7	0.5	1.3	52.7%
Leasing of Real Estate	6.9	9.0	2.1	30.9	29.1%
Property Management	1.2	1.2	0.0	4.9	25.6%
Facility Operations	(0.8)	(1.0)	(0.2)	0.3	—
Real-Estate Agents	(0.3)	(1.5)	(1.2)	2.4	—
Other	0.1	(0.1)	(0.2)	(0.1)	—
Adjustment for Inter-Company Transactions	(1.3)	(1.2)	0.1	(6.1)	—

### 1) Real Estate Sales

In our Real Estate Sales business, we recognized ¥11.9 billion in operating revenue (down 36.0% from the same period of the previous year) and ¥0.3 billion in operating loss.

As sales of condominium units in the large tower condominium “Futako Tamagawa Rise Tower & Residence” (Setagaya-ku, Tokyo) etc. were recorded in the same period of the previous fiscal year, there was a decrease in revenues and profit this fiscal year due to a decline in the number of condominium units sold and the like.

Regarding sales, sales performed favorably even after the Great East Japan Earthquake, as the number of contracts exceeded the forecast and the inventory of completed units at the end of the previous fiscal year further decreased. 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 56% (down 7% from the same period of the previous year) from 33% at the beginning of the fiscal year (parent company basis).

(Unit:¥ billion)

	First three months		Comparison	FY2010	FY2011 forecast
	FY2010	FY2011			
Operating revenue	18.6	11.9	(6.7)	142.7	117.5
Operating income	1.1	(0.3)	(1.4)	(1.6)	5.9

### Breakdown of operating revenue

(Before adjustments in ¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Condominium	15.7	9.1	(6.6)	109.4
Detached housing	1.3	0.8	(0.5)	9.8
Country houses	0.3	0.9	0.6	4.7
Other sales	1.3	1.2	(0.1)	18.8

### Number of units supplied and sold (Parent company)

(Units)

	First three months				Inventory of completed units	
	FY2010		FY2011		As of March 31, 2011	As of June 30, 2011
	New supply	Contracted units	New supply	Contracted units		
Condominium	292	381	743	665	220	136
Detached housing	31	64	25	26	19	23
Country houses	8	9	38	29	—	—

## 2) Contracted Construction

In our Contracted Construction business, we posted ¥9.4 billion in operating revenue (up 0.1% from the same period of the previous year) and ¥1.2 billion in operating loss.

There was a slight increase in revenues, as a high increase in completions of constructions to landscape gardening compensated for a decrease in revenues from custom-built houses and renovation. Orders received showed a recovery trends as reconstruction alternative products etc. in our custom-built houses and renovation businesses expanded steadily.

Please note that a change in the execution system for constructions by local branches of Tokyu Community Corporation led to the partial reclassification of sales from the Property Management Segment to the Contracted Construction Segment.

(Unit:¥ billion)

	First three months		Comparison	FY2010	FY2011 forecast
	FY2010	FY2011			
Operating revenue	9.4	9.4	0.0	61.6	66.5
Operating income	(1.0)	(1.2)	(0.2)	0.0	0.5

### Breakdown of operating revenue

(Unit:¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Custom-built houses	2.3	2.3	(0.1)	16.6
Renovation	2.8	2.7	(0.1)	16.4
Landscape gardening etc.	4.3	4.4	0.1	28.6

### Orders received (sales from orders)

(Before adjustments in ¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Total sales from orders	12.6	13.6	1.0	59.6
Custom-built houses	3.5	3.9	0.4	18.4
Renovation	4.0	4.3	0.3	17.1
Landscape gardening etc.	5.0	5.4	0.4	24.2

## 3) Retail Sales

In our Retail Sales business, operating revenue amounted to ¥20.5 billion (up 16.8% from the same period of the previous year), and we recorded operating income of ¥0.7 billion (up 274.0%).

Regarding Tokyu Hands, Inc., “Tokyu Hands Hakata” opened in March 2011 as the first store of Tokyu Hands in Kyusyu area, and “Tokyu Hands Umeda” and “Tokyu Hands Abeno Q’s MALL,” opened in April 2011. All three stores are performing favorably.

In addition, there was an increase in profit thanks to a return to sales revenue increases (up 2.0%) at the 18 existing outlets other than the new stores mentioned above, resulting from favorable sales of products such as emergency supplies and products to counter hot weather.

(Unit:¥ billion)

	First three months		Comparison	FY2010	FY2011 forecast
	FY2010	FY2011			
Operating revenue	17.5	20.5	3.0	75.6	87.2
Operating income	0.2	0.7	0.5	0.8	1.3

#### 4) Leasing of Real Estate

In our Leasing of Real Estate business, operating revenue amounted to ¥31.0 billion (up 22.7% from the same period of the previous year) with operating income at ¥9.0 billion (up 30.9%).

During the first three months, we made 29 silent partnerships, etc. into consolidated subsidiaries. Previously, dividends from silent partnerships, etc. were recorded in operating revenue. However, as we recorded revenue from leasing of real estate, operating cost and interest expenses on loans payable because of their consolidation, there was an increase in revenues and profit. The start of operations by “Abeno Market Park Q’s MALL,” which opened in April 2011, and “Futako Tamagawa Rise Shopping Center,” which opened in the previous fiscal year, also contributed to an increase in revenues.

The vacancy rate (office buildings and commercial facilities) has improved to 1.8%, thanks to “Abeno Market Park Q’s MALL” etc., which started its operations at 100% capacity (parent company basis).

(Unit:¥ billion)

	First three months		Comparison	FY2010	FY2011 forecast
	FY2010	FY2011			
Operating revenue	25.3	31.0	5.7	140.1	126.9
Operating income	6.9	9.0	2.1	59.7	30.9

#### Breakdown of operating revenue \*1

(Unit:¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Owned *2	—	16.3	—	—
Leased etc. *3	—	3.0	—	—
Subsidiaries and others *4	—	11.7	—	—

\*1: Due to the consolidation of silent partnerships, etc., we have changed the presentation method for breakdown of operating revenue.

\*2: Owned is office buildings and commercial facilities, etc. owned by the parent company and those owned by consolidated silent partnerships, etc.

\*3: Leased etc. is leases of the parent company, and businesses of non-consolidated silent partnerships, etc.

\*4: Subsidiaries and others is subsidiaries etc. other than consolidated silent partnerships, etc.

#### Vacancy rate of office and commercial buildings

	As of March 31, 2008	As of March 31, 2009	As of March 31, 2010	As of March 31, 2011	As of June 30, 2011
Consolidated basis	2.0%	5.1%	3.9%	4.1%	2.3%
Parent company basis	1.4%	4.6%	3.0%	3.7%	1.8%

#### 5) Property Management

Operating revenue and operating income from our Property Management business were ¥18.3 billion (up 4.6% from the same period of the previous year) and ¥1.2 billion (up 3.6%), respectively.

Regarding our Property Management business, revenues increased because of an expansion in the stock of condominium management services and an increase in orders for building management services at Tokyu Community Corporation.

(Unit:¥ billion)

	First three months		Comparison
	FY2010	FY2011	
Operating revenue	17.5	18.3	0.8
Operating income	1.2	1.2	0.0

FY2010	FY2011 forecast
72.9	74.5
5.1	4.9

## 6) Facility Operations

Our Facility Operations business generated ¥12.0 billion in operating revenue (down 6.6% from the same period of the previous year) and posted an operating loss of ¥1.0 billion.

Revenues and profit both decreased due to a drop in numbers of visitors to golf clubs, membership resort hotel Harvest Club and ski resorts resulting from the impact of the Great East Japan Earthquake, although there was an increase in revenues in senior housing due to the start of operations of “Grancreeer Seijo” and “Grancreeer Bajikouen,” which opened in the previous fiscal year.

(Unit:¥ billion)

	First three months		Comparison
	FY2010	FY2011	
Operating revenue	12.9	12.0	(0.9)
Operating income	(0.8)	(1.0)	(0.2)

FY2010	FY2011 forecast
57.9	60.1
0.9	0.3

## Breakdown of operating revenue

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

(Unit:¥ billion)

	First three months		Comparison
	FY2010	FY2011	
Golf course	3.0 [21]	2.7 [21]	(0.3)
Harvest Club	2.7 [24]	2.4 [24]	(0.3)
Oasis	3.5 [32]	3.4 [31]	(0.0)
Ski resort	1.0 [8]	0.7 [8]	(0.3)
Senior housing	0.9 [8]	1.2 [10]	0.3
Other	1.8	1.6	(0.2)

FY2010	
9.7 [21]	
12.0 [24]	(Membership resort hotel)
14.1 [31]	(Fitness club)
10.3 [8]	
4.7 [10]	
7.0	

## 7) Real-Estate Agents

In our Real-Estate Agents businesses, operating revenue was ¥7.1 billion (down 11.8% from the same period of the previous year) and operating loss amounted to ¥1.5 billion.

There was a decrease in revenues in consignment sales because the recording of sales at large condominiums such as “Futako Tamagawa Rise Tower & Residence” occurred in the same period of the previous year. Regarding our real-estate sales agent business, the number of transactions decreased and contracted prices fell in both retail sales and wholesale sales because buyers continued to take a cautious approach after the Great East Japan Earthquake.

(Unit:¥ billion)

	First three months		Comparison
	FY2010	FY2011	
Operating revenue	8.0	7.1	(0.9)
Operating income	(0.3)	(1.5)	(1.2)

FY2010	FY2011 forecast
37.9	37.4
3.0	2.4

**Breakdown of operating revenue**

(Unit:¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Real-estate sales agent	6.2	6.0	(0.3)	30.4
Consignment sales	1.2	0.5	(0.7)	5.0
Other	0.5	0.6	0.1	2.5

**8) Other**

(Unit:¥ billion)

	First three months		Comparison	FY2010	FY2011 forecast
	FY2010	FY2011			
Operating revenue	2.1	1.8	(0.3)	7.5	7.8
Operating income	0.1	(0.1)	(0.2)	0.2	(0.1)

**Breakdown of operating revenue**

(Unit:¥ billion)

	First three months		Comparison	FY2010
	FY2010	FY2011		
Consignment welfare	1.2	1.2	0.0	4.6
Other	0.9	0.6	(0.3)	2.8

**(2) Analysis of Financial Conditions**

Total assets increased by ¥571.0 billion compared to the end of the previous fiscal year due to an increase in noncurrent assets from the consolidation of silent partnerships, etc., and total liabilities also increased by ¥550.5 billion due to an increase in interest-bearing debt from the consolidation of silent partnerships, etc.

Of interest-bearing debt, ¥586.4 billion is loans payable of silent partnerships, etc.

(Unit: ¥ billion)

	As of June 30, 2010	As of June 30, 2011	(Reference) As of March 31, 2011
Total assets	1,060.5	1,732.4	1,161.4
Total liabilities	829.6	1,472.1	921.6
Net assets	230.9	260.3	239.8
Equity	203.2	228.7	208.6
Equity ratio	19.2%	13.2%	18.0%
Interest-bearing debt	507.4	1,098.9	559.8

**(3) Forecast for Fiscal Year 2011 Ending March 31, 2012**

	Operating revenue (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Net income (Millions of yen)
First six months forecast	235,000	10,000	2,000	20,500
Full-year forecast	555,000	40,000	21,000	31,000

Reference: Projected net income per share (full-year): ¥58.37

There is no change from the forecast announced on May 12, 2011.

However, 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.



## First Quarter Consolidated Balance Sheets

Tokyu Land Corporation and Consolidated Subsidiaries

(Audit has not been completed.)

(Millions of yen)

Account title	As of March 31, 2011	As of June 30, 2011
Assets		
Current assets		
Cash and deposits	42,376	52,247
Notes and accounts receivable-trade	15,340	12,976
Short-term investment securities	2,080	7,564
Merchandise	7,912	8,204
Real estate for sale	80,477	78,273
Real estate for sale in process	71,495	83,555
Costs on uncompleted construction contracts	3,682	5,057
Supplies	779	681
Other	51,281	42,297
Allowance for doubtful accounts	(534)	(464)
Total current assets	274,892	290,393
Noncurrent assets		
Property, plant and equipment		
Buildings and structures	301,109	410,672
Accumulated depreciation	(137,284)	(156,212)
Buildings and structures, net	163,824	254,459
Land	373,074	1,033,367
Construction in progress	20,334	6,090
Other	40,964	45,560
Accumulated depreciation	(27,529)	(28,799)
Other, net	13,435	16,760
Total property, plant and equipment	570,669	1,310,678
Intangible assets		
Goodwill	889	844
Other	25,989	26,516
Total intangible assets	26,878	27,361
Investments and other assets		
Investment securities	48,843	18,156
Investments in silent partnership	166,167	9,425
Lease and guarantee deposits	53,159	54,276
Other	21,709	23,048
Allowance for doubtful accounts	(901)	(969)
Total investments and other assets	288,979	103,937
Total noncurrent assets	886,526	1,441,977
Total assets	1,161,419	1,732,371

Note: Amounts are in units of millions of yen with fractional units discarded.

## Tokyu Land Corporation and Consolidated Subsidiaries

(Audit has not been completed.)

(Millions of yen)

Account title	As of March 31, 2011	As of June 30, 2011
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable-trade	37,491	23,629
Short-term loans payable	158,567	358,178
Commercial papers	–	37,000
Current portion of bonds	20,000	12,000
Income taxes payable	4,093	2,302
Provision	7,184	4,731
Other	105,916	93,241
Total current liabilities	333,253	531,083
Noncurrent liabilities		
Bonds payable	30,000	33,000
Long-term loans payable	351,223	658,714
Long-term lease and guarantee deposited	151,768	161,043
Provision for retirement benefits	16,809	17,097
Other provision	814	780
Other	37,720	70,353
Total noncurrent liabilities	588,337	940,990
Total liabilities	921,590	1,472,073
<b>Net assets</b>		
Shareholders' equity		
Capital stock	57,551	57,551
Capital surplus	39,292	39,292
Retained earnings	101,455	121,483
Treasury stock	(1,186)	(1,187)
Total shareholders' equity	197,113	217,139
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(396)	(438)
Deferred gains or losses on hedges	–	41
Revaluation reserve for land	13,720	13,717
Foreign currency translation adjustment	(1,799)	(1,739)
Total accumulated other comprehensive income	11,525	11,580
Minority interests	31,189	31,576
Total net assets	239,828	260,297
<b>Total liabilities and net assets</b>	<b>1,161,419</b>	<b>1,732,371</b>

Note: Amounts are in units of millions of yen with fractional units discarded.

# First Quarter Consolidated Statements of (Comprehensive) Income

(First Quarter Consolidated Statements of Income)

## Tokyu Land Corporation and Consolidated Subsidiaries

(Audit has not been completed.)

(Millions of yen)

Account title	First three months	
	FY2010 (from April 1, 2010 to June 30, 2010)	FY2011 (from April 1, 2011 to June 30, 2011)
Operating revenue	108,193	108,240
Operating cost	86,087	85,722
Operating gross profit	22,106	22,517
Selling, general and administrative expenses	16,018	16,772
Operating income	6,087	5,745
Non-operating income		
Interest income	22	29
Dividends income	97	91
Equity in earnings of affiliates	47	114
Other	47	70
Total non-operating income	213	305
Non-operating expenses		
Interest expenses	1,855	3,939
Other	33	193
Total non-operating expenses	1,889	4,133
Ordinary income	4,411	1,916
Extraordinary income		
Gain on sales of noncurrent assets	0	32
Reversal of allowance for doubtful accounts	46	–
Gain on negative goodwill	887	48,286
Other	146	141
Total extraordinary income	1,080	48,460
Extraordinary loss		
Impairment loss	18	26,702
Loss on sales of noncurrent assets	7	0
Loss on adjustment for changes of accounting standard for asset retirement obligations	671	–
Other	40	185
Total extraordinary losses	737	26,888
Income before income taxes and minority interests	4,754	23,488
Income taxes	2,081	1,386
Income before minority interests	2,673	22,101
Minority interests in income	412	218
Net income	2,261	21,883

Note: Amounts are in units of millions of yen with fractional units discarded.

(First Quarter Consolidated Statements of Comprehensive Income)

Tokyu Land Corporation and Consolidated Subsidiaries

(Audit has not been completed.)

(Millions of yen)

Account title	First three months	
	FY2010 (from April 1, 2010 to June 30, 2010)	FY2011 (from April 1, 2011 to June 30, 2011)
Income before minority interests	2,673	22,101
Other comprehensive income		
Valuation difference on available-for-sale securities	(437)	(48)
Deferred gains or losses on hedges	—	41
Foreign currency translation adjustment	50	61
Total other comprehensive income	(386)	53
Comprehensive income	2,286	22,155
(Comprehensive income attributable to)		
Comprehensive income attributable to owners of the parent	1,884	21,942
Comprehensive income attributable to minority interests	402	213

Note: Amounts are in units of millions of yen with fractional units discarded.