

**Financial Summary**  
**FY2009 First Quarter (First Three Months)**  
**Ended June 30, 2009**

**Tokyu Land Corporation**

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

## 1. Overview of the FY2009 First Quarter (First Three Months) Ended June 30, 2009

\*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	
First three months	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)
FY2009	104,009	(12.9)	2,152	(50.6)	353	(87.1)	(1,014)	–
FY2008	119,450	–	4,358	–	2,736	–	1,353	–

	Net income per share	Fully diluted net income per share
First three months	(Yen)	(Yen)
FY2009	(1.91)	–
FY2008	2.55	–

### (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, 2009	1,032,860	219,775	18.7	363.81
As of March 31, 2009	1,035,731	222,480	18.9	368.39

Reference: Equity: As of June 30, 2009 ¥193,274 million; As of March 31, 2009 ¥195,715 million

## 2. Dividends

(Record date)	Dividends per share				
	Q1	Q2	Q3	Year-end	Full-year
	(Yen)	(Yen)	(Yen)	(Yen)	(Yen)
FY2008 ended March 31, 2009	–	4.00	–	4.00	8.00
FY2009 ending March 31, 2010	–				
FY2009 ending March 31, 2010 (Forecast)		3.50	–	3.50	7.00

Note: Revisions to the forecasts of dividends in the current quarter: None

#### \*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

The first three months results showed a decrease in revenues and profit with ¥104.0 billion in operating revenue (down 12.9% from the same period of the previous year), ¥2.2 billion in operating income (down 50.6%) and ¥0.4 billion in ordinary income (down 87.1%).

#### Operating revenue and operating income

(Unit:¥ billion)

	First three months	First six months	First nine months	Full-year
Operating revenue for FY2009	104.0	—	—	—
Operating revenue for FY2008	119.5	297.5	415.4	574.4
Operating income for FY2009	2.2	—	—	—
Operating income for FY2008	4.4	21.5	23.9	35.0

### (2) Segment Performance

By segment, the two segments of Real Estate Sales and Retail Sales saw a decrease in revenues and profit, the two segments of Contracted Construction and Real-Estate Agents and Other Businesses saw a decrease in revenues but an increase in profit, the two segments of Leasing of Real Estate and Resorts saw an increase in revenues and profit and the Property Management segment saw an increase in revenues but a decrease in profit. Please note that the Group's business varies greatly in operating revenue for each quarter. First three months results represent approximately 19% of the full-year forecast.

#### Operating revenue

(Unit:¥ billion)

	First three months		Comparison	Full-year forecast	Progress
	FY2008	FY2009			
Total	119.5	104.0	(15.4)	535.0	19.4%
Real Estate Sales	26.0	13.7	(12.3)	116.4	11.8%
Contracted Construction	10.6	9.6	(1.0)	61.6	15.6%
Retail Sales	21.2	19.0	(2.2)	87.1	21.8%
Leasing of Real Estate	25.3	25.4	0.1	106.1	23.9%
Property Management	17.9	18.2	0.3	75.4	24.1%
Resorts	12.2	12.7	0.4	60.8	20.8%
Real-Estate Agents and Other Businesses	9.3	8.4	(1.0)	40.9	20.4%
Adjustment for Inter-Company Transactions	(3.1)	(3.0)	0.1	(13.3)	22.5%

## Operating income

(Unit:¥ billion)

	First three months		Comparison	Full-year forecast	Progress
	FY2008	FY2009			
Total	4.4	2.2	(2.2)	37.0	5.8%
Real Estate Sales	3.3	(1.9)	(5.1)	3.1	—
Contracted Construction	(2.0)	(1.6)	0.4	(1.1)	—
Retail Sales	0.0	(0.2)	(0.3)	0.6	—
Leasing of Real Estate	6.9	8.5	1.6	34.9	24.3%
Property Management	1.0	0.9	(0.1)	3.8	24.3%
Resorts	(1.0)	(0.8)	0.2	1.8	—
Real-Estate Agents and Other Businesses	(2.3)	(1.5)	0.8	(1.2)	—
Adjustment for Inter-Company Transactions	(1.5)	(1.3)	0.2	(4.7)	26.6%

### 1) Real Estate Sales

In our Real Estate Sales business, we recognized ¥13.7 billion in operating revenue (down 47.3% from the same period of the previous year) and ¥1.9 billion in operating loss. Lower sales of condominium, country houses and buildings for real estate sales as well as a drop in the gross profit margin led to a decrease in revenues and profit compared with the same period of the previous year.

In terms of sales, some portions of the market are showing positive signs and there is general steady progress in sales of inventory of completed units at the end of the previous fiscal year. Moreover, the ratio of contracted amount for sale to the planned sales amount for the current fiscal year became 61% (down 7.0% from the same period of the previous year) from 40% at the beginning of the fiscal year (parent company basis).

For the first three months, revaluation losses of inventories totaling ¥1.2 billion is recorded in operating cost mostly for condominiums.

(Unit:¥ billion)

	First three months		Comparison	FY2008	FY2009 forecast
	FY2008	FY2009			
Operating revenue	26.0	13.7	(12.3)	157.0	116.4
Operating income	3.3	(1.9)	(5.1)	4.1	3.1

### Breakdown of operating revenue

(Before adjustments in ¥ billion)

	First three months		Comparison	FY2008
	FY2008	FY2009		
Condominium	13.3	8.4	(4.9)	99.6
Detached housing	1.0	0.9	(0.1)	7.2
Country houses	3.5	0.5	(3.0)	6.8
Other sales	8.2	4.0	(4.2)	43.4

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

(Units)

	First three months				Inventory of completed units	
	FY2008		FY2009			
	New supply	Contracted units	New supply	Contracted units	As of March 31, 2009	As of June 30, 2009
Condominium	595	527	433	462	816	549
Detached housing	36	43	59	42	43	15
Country houses	24	44	5	16	—	—

## 2) Contracted Construction

In our Contracted Construction business, we posted ¥9.6 billion in operating revenue (down 9.0% from the same period of the previous year) and ¥1.6 billion in operating loss. Although we had a decrease in revenues due mostly to a decrease in completions of constructions to common areas of condominiums, etc., the margin of operating loss contracted due to expense retrenchment.

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Operating revenue	10.6	9.6	(1.0)
Operating income	(2.0)	(1.6)	0.4

FY2008	FY2009 forecast
62.2	61.6
(2.9)	(1.1)

### Breakdown of operating revenue

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Custom-built houses	1.6	1.0	(0.6)
Renovation	3.0	3.6	0.5
Landscape gardening etc.	6.0	5.1	(0.9)

FY 2008
19.1
15.6
27.5

### Orders received (sales from orders)

(Before adjustments in ¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Total sales from orders	13.4	12.5	(0.9)
Custom-built houses	4.0	3.9	(0.0)
Renovation	4.1	3.4	(0.7)
Landscape gardening etc.	5.3	5.1	(0.2)

FY 2008
57.4
21.8
15.6
20.0

## 3) Retail Sales

In our Retail Sales business, operating revenue amounted to ¥19.0 billion (down 10.2% from the same period of the previous year), and we recorded operating loss of ¥0.2 billion. Although Tokyu Hands Inc. is restructuring business and retrenching expenses, existing outlets are experiencing a continuing downward trend in revenues (down 9.5% from the same period of the previous year) resulting in a decrease in revenues and profit.

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Operating revenue	21.2	19.0	(2.2)
Operating income	0.0	(0.2)	(0.3)

FY2008	FY2009 forecast
87.0	87.1
0.6	0.6

#### 4) Leasing of Real Estate

In our Leasing of Real Estate business, operating revenue amounted to ¥25.4 billion (up 0.4% from the same period of the previous year) with operating income at ¥8.5 billion (up 22.4%). The decrease in revenues from owned buildings appearing in the breakdown of operating revenue is due to disposals of owned buildings and the decrease in revenues of leased buildings is due to cancellations of unprofitable buildings.

Contributions from buildings opened through SPCs during the previous fiscal year and other factors resulted in an increase in revenues and profit.

Although the office market is weakening due to the further heightening of cost consciousness among tenants, the vacancy rate was 4.2% (parent company basis) at the end of June, which represents a low level of 2.2% if excluding the three buildings opened at the end of the previous fiscal year.

(Unit:¥ billion)

	First three months		Comparison	FY2008	FY2009 forecast
	FY2008	FY2009			
Operating revenue	25.3	25.4	0.1	111.8	106.1
Operating income	6.9	8.5	1.6	34.3	34.9

#### Breakdown of operating revenue

(Unit:¥ billion)

	First three months		Comparison	FY2008
	FY2008	FY2009		
Owned	4.8	4.5	(0.3)	18.8
Leased	2.9	2.7	(0.2)	12.3
SPC	6.1	6.6	0.5	35.1
Subsidiaries and others	11.5	11.6	0.1	45.5

#### Vacancy rate of office and commercial buildings

	As of March 31, 2006	As of March 31, 2007	As of March 31, 2008	As of March 31, 2009	As of June 30, 2009
Consolidated basis	1.7%	1.1%	2.0%	5.1%	5.0%
Parent company basis	1.5%	0.9%	1.4%	4.6%	4.2%

#### 5) Property Management

Operating revenue and operating income from our Property Management business were ¥18.2 billion (up 1.7% from the same period of the previous year) and ¥0.9 billion (down 8.2%), respectively.

We recorded a decrease in profit due to higher expenses for personnel working to enhance the quality of our services despite an increase in revenues thanks to an expanded stock of condominium management service.

(Unit:¥ billion)

	First three months		Comparison	FY2008	FY2009 forecast
	FY2008	FY2009			
Operating revenue	17.9	18.2	0.3	73.4	75.4
Operating income	1.0	0.9	(0.1)	3.9	3.8

## 6) Resorts

Our Resorts business generated ¥12.7 billion in operating revenue (up 3.6% from the same period of the previous year) and posted a ¥0.8 billion operating loss. We recorded an increase in revenues thanks to contributions from new facilities such as Tokyu Harvest Club VIALA Hakone Hisui, the Asakura Golf Club, the Tokyu Sports Oasis fitness club and other new facilities opened in the previous fiscal year, and the margin of operating loss contracted.

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Operating revenue	12.2	12.7	0.4
Operating income	(1.0)	(0.8)	0.2

FY2008	FY2009 forecast
59.9	60.8
1.3	1.8

### Breakdown of operating revenue

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

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Golf course	3.0 [21]	3.1 [22]	0.1
Harvest Club	2.3 [23]	2.5 [23]	0.2
Oasis	3.1 [30]	3.3 [31]	0.2
Ski resort	1.0 [8]	1.0 [8]	(0.0)
Senior housing	0.8 [6]	0.8 [6]	(0.0)
Other	2.1	2.0	(0.0)

FY2008	
10.3 [22]	
11.1 [23]	(Membership resort hotel)
12.7 [32]	(Fitness club)
11.4 [8]	
3.3 [6]	
11.1	

## 7) Real-Estate Agents and Other Businesses

In our Real-Estate Agents and Other Businesses, operating revenue was ¥8.4 billion (down 10.4% from the same period of the previous year) with an operating loss of ¥1.5 billion. Although signs of a recovery were evident as the number of contracts in the brokerage business increased, we saw a decrease in revenues due to a drop in consignment sales for new condominiums. On the other hand, the margin of operating loss contracted due to expense retrenchment mostly at Tokyu Livable.

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Operating revenue	9.3	8.4	(1.0)
Operating income	(2.3)	(1.5)	0.8

FY2008	FY2009 forecast
42.0	40.9
(1.2)	(1.2)

### Breakdown of operating revenue

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Real-estate sales agent	5.9	5.6	(0.3)
Consignment sales	1.1	0.6	(0.6)
Consignment welfare	0.7	0.9	0.2
Other	1.5	1.3	(0.2)

FY2008
26.5
5.9
3.3
6.3

### Agents commission on a contract basis

(Unit:¥ billion)

	First three months		Comparison
	FY2008	FY2009	
Real-estate sales agent	6.8	7.2	0.4

## 2. Analysis of Financial Conditions

Total assets decreased by ¥2.9 billion compared to the end of the previous fiscal year due to a decrease of short-term investment securities, among others, total liabilities were almost unchanged due to a decline in accounts payable-trade despite a hike in interest-bearing debt, and net assets decreased by a total of ¥2.7 billion due mostly to the payment of cash dividends.

(Unit:¥ billion)

	As of June 30, 2008	As of June 30, 2009	As of March 31, 2009
Total assets	1,074.5	1,032.9	1,035.7
Total liabilities	857.9	813.1	813.3
Net assets	216.7	219.8	222.5
Equity	192.1	193.3	195.7
Equity ratio	17.9%	18.7%	18.9%
Interest-bearing debt	512.3	497.5	477.0

(Cash flow position)

As of the end of the first three months under review, cash and cash equivalents were ¥22.8 billion, representing a ¥7.5 billion decrease from the previous fiscal year end.

(Cash flows from operating activities)

Net cash used in operating activities was ¥19.1 billion (¥45.4 billion used in the same period of the previous year) due to a ¥9.5 billion decrease in notes and accounts payable-trade and a ¥2.0 billion decrease from the acquisition of inventories, notwithstanding a net cash provided by ¥3.2 billion of depreciation and amortization and ¥2.8 billion of decrease in notes and accounts receivable-trade, among others.

(Cash flows from investing activities)

Net cash used in investing activities was ¥5.4 billion (¥57.5 billion used in the same period of the previous year) due to a ¥4.9 billion purchase of noncurrent assets, among others.

(Cash flows from financing activities)

Net cash provided by financing activities was ¥16.9 billion (¥96.4 billion provided in the same period of the previous year) thanks to a capital procurement of ¥15.2 billion in proceeds from short-term bank loans and commercial papers and ¥9.0 billion in proceeds from long-term loans payable, notwithstanding the ¥4.8 billion in repayment of long-term loans payable, among others.

## 3. Forecast for Fiscal Year 2009 Ending March 31, 2010

	Operating revenue (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Net income (Millions of yen)
First six months forecast	240,000	9,000	5,000	1,000
Full-year forecast	535,000	37,000	28,500	10,500

Reference: Projected net income per share (full-year): ¥19.76

There is no change from the forecast announced on May 8, 2009.

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 June 30, 2009	(Summary) As of March 31, 2009
Assets		
Current assets		
Cash and deposits	22,897	22,613
Notes and accounts receivable-trade	10,598	13,750
Short-term investment securities	130	8,299
Merchandise	7,804	7,985
Real estate for sale	101,487	106,152
Real estate for sale in process	95,084	90,457
Costs on uncompleted construction contracts	4,988	3,391
Supplies	815	885
Other	39,070	35,908
Allowance for doubtful accounts	(427)	(460)
Total current assets	282,449	288,984
Noncurrent assets		
Property, plant and equipment		
Buildings and structures	262,129	262,496
Accumulated depreciation	(138,961)	(137,459)
Buildings and structures, net	123,167	125,037
Land	257,753	255,303
Construction in progress	11,044	11,265
Other	37,445	37,093
Accumulated depreciation	(26,971)	(26,481)
Other, net	10,474	10,611
Total property, plant and equipment	402,439	402,218
Intangible assets		
Goodwill	1,270	1,382
Other	24,814	25,009
Total intangible assets	26,084	26,391
Investments and other assets		
Investment securities	37,076	35,777
Investments in silent partnership	206,902	204,320
Lease and guarantee deposits	57,371	57,093
Other	21,481	21,903
Allowance for doubtful accounts	(943)	(959)
Total investments and other assets	321,888	318,136
Total noncurrent assets	750,411	746,747
Total assets	1,032,860	1,035,731

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 June 30, 2009	(Summary) As of March 31, 2009
Liabilities		
Current liabilities		
Notes and accounts payable-trade	26,424	36,409
Short-term loans payable	135,866	110,611
Commercial papers	53,000	48,000
Income taxes payable	2,418	2,798
Provision	4,504	6,150
Other	86,756	88,923
Total current liabilities	308,970	292,893
Noncurrent liabilities		
Bonds payable	41,000	40,000
Long-term loans payable	267,627	278,422
Long-term lease and guarantee deposited	155,565	156,645
Provision for retirement benefits	19,895	19,584
Other provision	1,041	1,301
Other	18,983	24,403
Total noncurrent liabilities	504,115	520,357
Total liabilities	813,085	813,250
Net assets		
Shareholders' equity		
Capital stock	57,551	57,551
Capital surplus	39,305	39,306
Retained earnings	82,798	85,513
Treasury stock	(1,128)	(1,121)
Total shareholders' equity	178,527	181,249
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	454	(140)
Deferred gains or losses on hedges	5	(20)
Revaluation reserve for land	16,014	16,439
Foreign currency translation adjustment	(1,727)	(1,812)
Total valuation and translation adjustments	14,747	14,465
Minority interests	26,500	26,765
Total net assets	219,775	222,480
Total liabilities and net assets	1,032,860	1,035,731

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

## 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	
	FY2008 (from April 1, 2008 to June 30, 2008)	FY2009 (from April 1, 2009 to June 30, 2009)
Operating revenue	119,450	104,009
Operating cost	95,852	84,724
Operating gross profit	23,598	19,285
Selling, general and administrative expenses	19,239	17,132
Operating income	4,358	2,152
Non-operating income		
Interest income	26	51
Dividends income	85	103
Equity in earnings of affiliates	65	54
Other	69	50
Total non-operating income	246	259
Non-operating expenses		
Interest expenses	1,785	1,899
Other	82	158
Total non-operating expenses	1,868	2,058
Ordinary income	2,736	353
Extraordinary income		
Gain on sales of noncurrent assets	124	0
Gain on transfer of business	237	—
Reversal of allowance for doubtful accounts	—	18
Other	12	—
Total extraordinary income	373	18
Extraordinary loss		
Impairment loss	—	1,123
Loss on sales of noncurrent assets	0	22
Other	8	11
Total extraordinary losses	9	1,157
Income (loss) before income taxes and minority interests	3,100	(785)
Income taxes	1,887	79
Minority interests in income (loss)	(141)	149
Net income (loss)	1,353	(1,014)

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

## First Quarter Consolidated Statements of Cash Flows (Summary)

Tokyu Land Corporation and Consolidated Subsidiaries

(Audit has not been completed.)

(Millions of yen)

Account title	First three months	
	FY2008 (from April 1, 2008 to June 30, 2008)	FY2009 (from April 1, 2009 to June 30, 2009)
Net cash provided by (used in) operating activities		
Income (loss) before income taxes and minority interests	3,100	(785)
Depreciation and amortization	3,122	3,237
Impairment loss	–	1,123
Amortization of goodwill	515	111
Increase (decrease) in allowance for doubtful accounts	6	(48)
Increase (decrease) in provision for retirement benefits	(1,150)	311
Increase (decrease) in other provision	(3,895)	(2,183)
Interest and dividends income	(111)	(154)
Interest expenses	1,785	1,899
Equity in (earnings) losses of affiliates	(65)	(54)
Loss on valuation of real estate for sale	–	1,297
Loss (gain) on sales of noncurrent assets	(123)	21
Loss on retirement of noncurrent assets	301	29
Decrease (increase) in notes and accounts receivable-trade	8,538	2,842
Decrease (increase) in inventories	(15,565)	(2,020)
Increase (decrease) in notes and accounts payable-trade	(15,186)	(9,477)
Other, net	(20,769)	(12,081)
Subtotal	(39,495)	(15,928)
Interest and dividends income received	76	160
Interest expenses paid	(1,372)	(1,546)
Income taxes paid	(4,591)	(1,767)
Net cash provided by (used in) operating activities	(45,382)	(19,081)

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	First three months	
	FY2008 (from April 1, 2008 to June 30, 2008)	FY2009 (from April 1, 2009 to June 30, 2009)
Net cash provided by (used in) investing activities		
Payments into time deposits	(1)	(1)
Proceeds from withdrawal of time deposits	0	—
Purchase of short-term and long term investment securities	(375)	(460)
Proceeds from sales and redemption of short-term and long term investment securities	85	675
Purchase of investments in subsidiaries resulting in change in scope of consolidation	(860)	—
Payments for lease and guarantee deposits	(722)	(624)
Proceeds from collection of lease and guarantee deposits	572	346
Purchase of noncurrent assets	(20,728)	(4,881)
Proceeds from sales of noncurrent assets	124	1,014
Payments for investments in silent partnership	(36,119)	(1,861)
Proceeds from withdrawal of investments in silent partnership	70	474
Payments of loans receivable	(1)	(125)
Collection of loans receivable	156	9
Proceeds from sales of stocks of subsidiaries and affiliates	—	8
Other, net	281	72
Net cash provided by (used in) investing activities	(57,516)	(5,352)
Net cash provided by (used in) financing activities		
Increase (decrease) in short-term bank loans and commercial papers	107,570	15,181
Proceeds from long-term loans payable	—	9,000
Repayment of long-term loans payable	(9,870)	(4,840)
Repayments of long-term lease and guarantee deposited	(4,438)	(3,919)
Proceeds from long-term lease and guarantee deposited	6,200	3,104
Proceeds from issuance of bonds	—	1,000
Purchase of treasury stock	(15)	(8)
Cash dividends paid	(2,391)	(2,125)
Cash dividends paid to minority shareholders	(703)	(416)
Other, net	—	(103)
Net cash provided by (used in) financing activities	96,351	16,873
Effect of exchange rate change on cash and cash equivalents	(43)	23
Net increase (decrease) in cash and cash equivalents	(6,591)	(7,536)
Cash and cash equivalents at beginning of period	33,454	30,337
Cash and cash equivalents at end of period	26,863	22,800

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