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Fiscal 2012 Year-end Financial Results

– May 8, 2013 –

Keio Corporation
京王電鉄株式会社

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I. Fiscal 2012 Full-Year Earnings



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1. Consolidated Statements of Income

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
Operating Revenues	390,472	396,860	6,387	(1.6%)	394,500	2,360	(0.6%)
Operating Income	29,640	28,022	-1,617	(-5.5%)	28,600	-578	(-2.0%)
Ordinary Income	26,437	24,538	-1,898	(-7.2%)	24,800	-262	(-1.1%)
Net Income	12,433	14,748	2,315	(18.6%)	14,600	148	(1.0%)
EBITDA	64,028	63,032	-995	(-1.6%)	63,793	-760	(-1.2%)
Depreciation and Amortization	34,287	34,605	318	(0.9%)	34,691	-85	(-0.2%)
Capital Expenditures	34,989	49,327	14,337	(41.0%)	59,262	-9,935	(-16.8%)

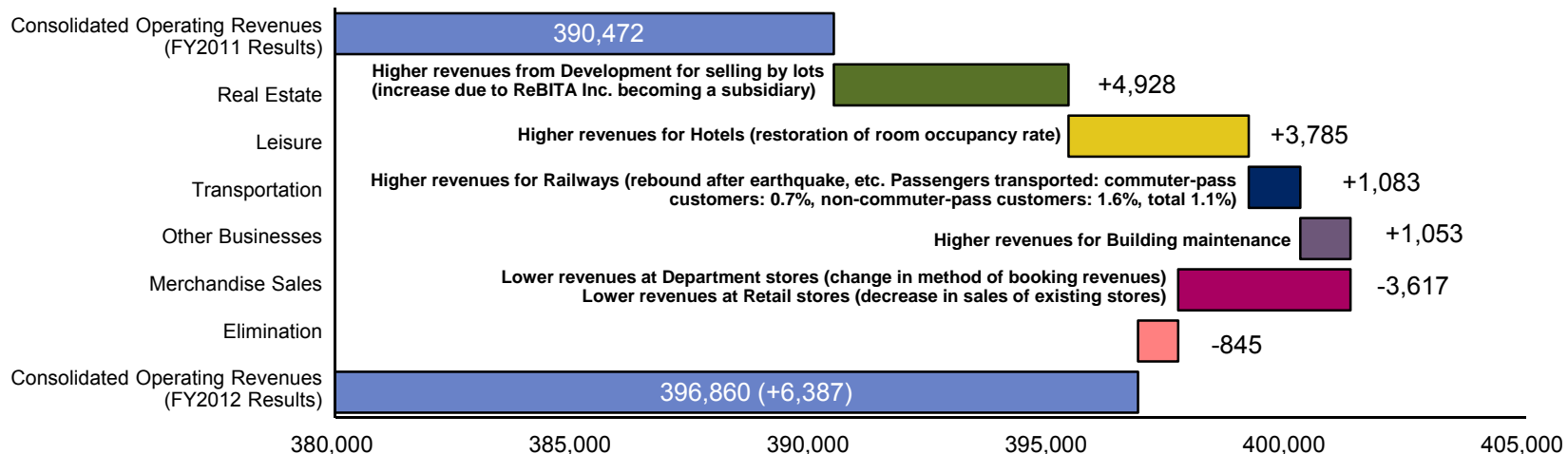
(Note) 1. EBITDA is calculated as operating income + depreciation and amortization + amortization of goodwill.

2. FY2012 forecasts are those announced on February 1st, 2013.

1-2. Operating Revenues/Operating Income Change Factors (vs. PY)

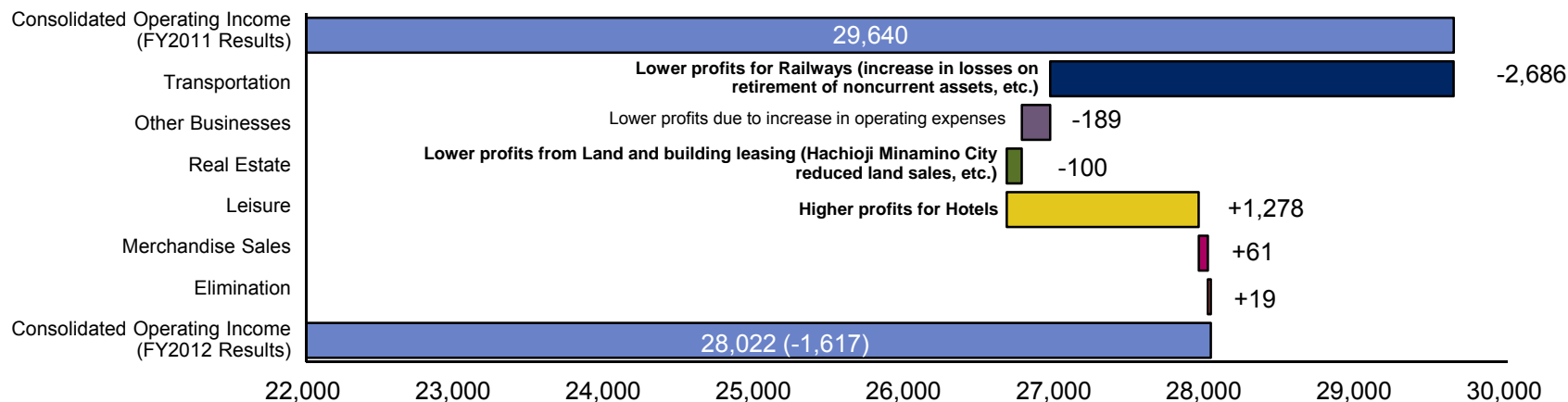
1. Consolidated Operating Revenues

(Units: ¥ millions)



2. Consolidated Operating Income

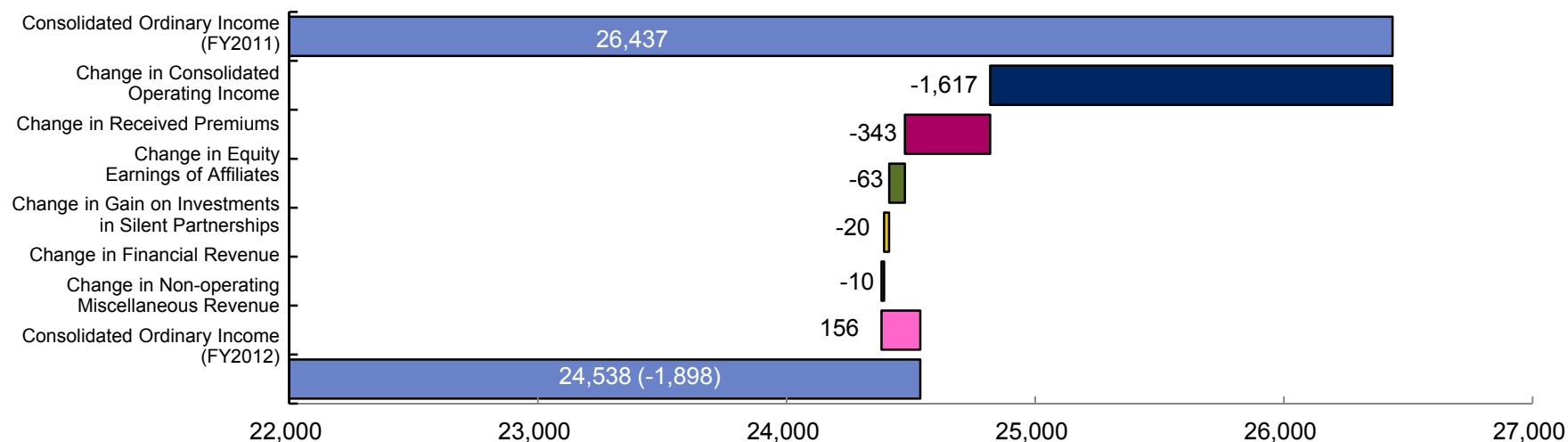
(Units: ¥ millions)



1-3. Ordinary Income/Net Income Change Factors (vs. PY)

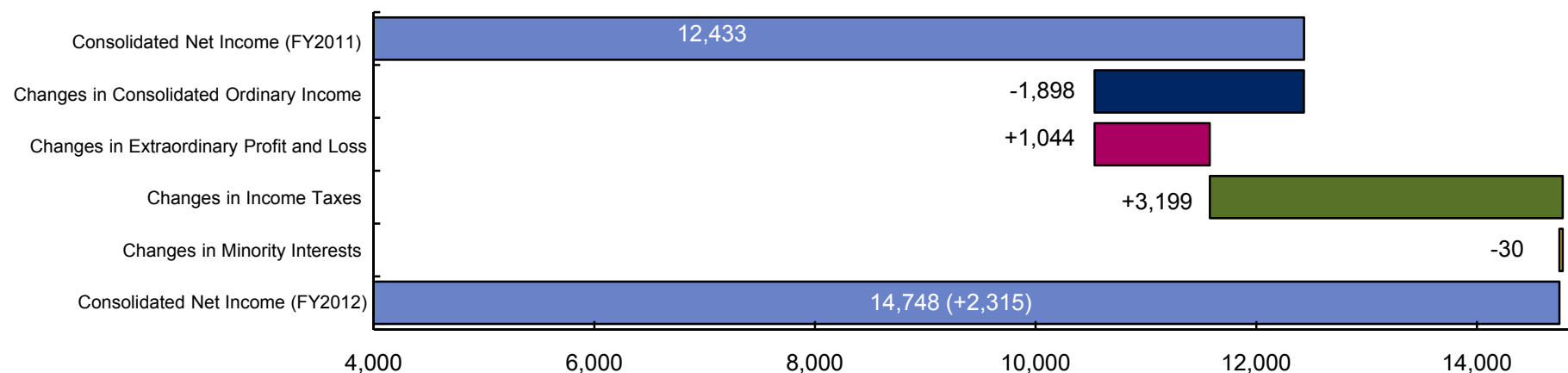
1. Consolidated Ordinary Income

(Units: ¥ millions)



2. Consolidated Net Income

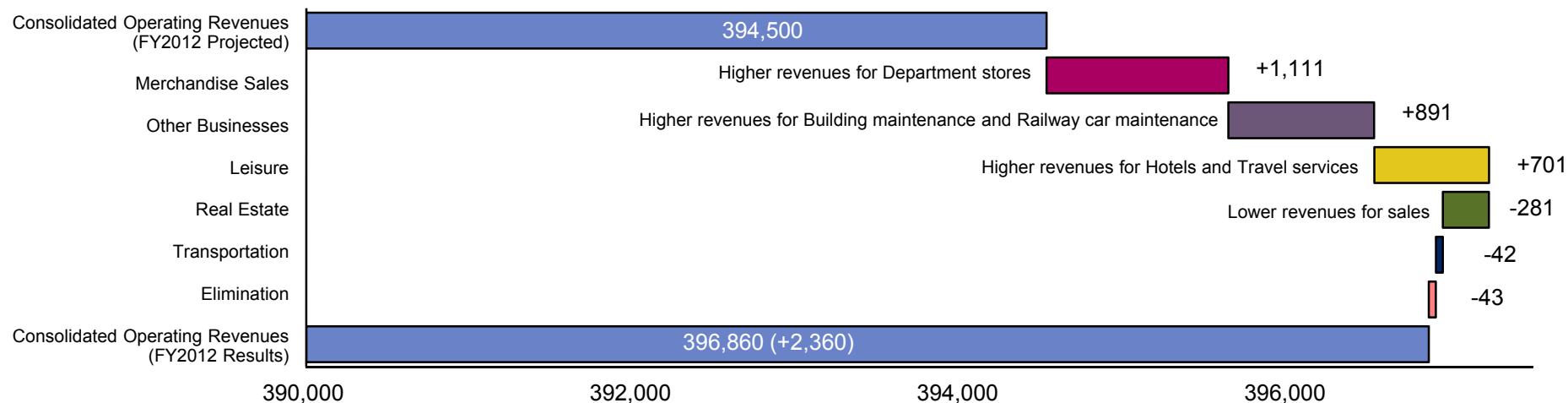
(Units: ¥ millions)



1-4. Operating Revenues/Operating Income Change Factors (vs. Forecasts <announced on February 1>)

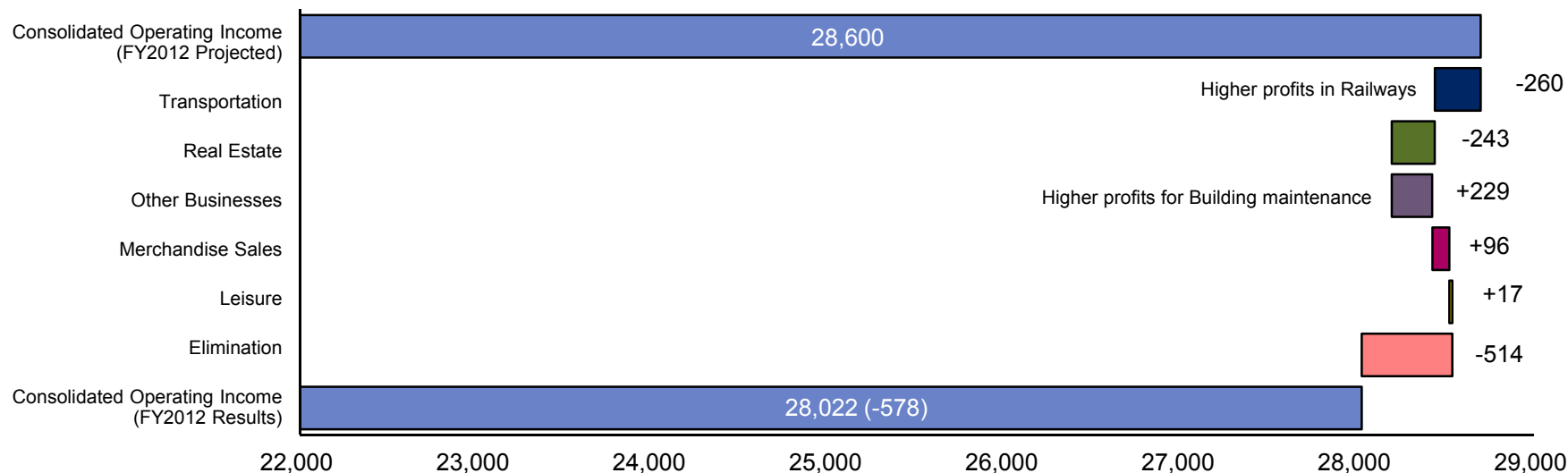
1. Consolidated Operating Revenues

(Units: ¥ millions)



2. Consolidated Operating Income

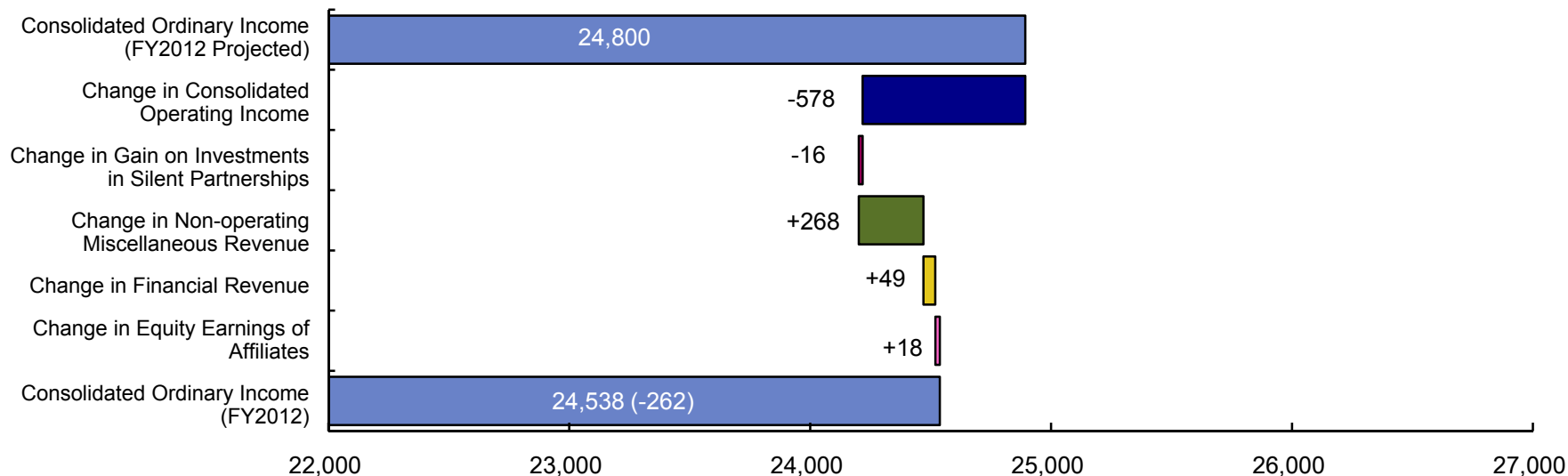
(Units: ¥ millions)



1-5. Ordinary Income/Net Income Change Factors (vs. Forecasts <announced on February 1>)

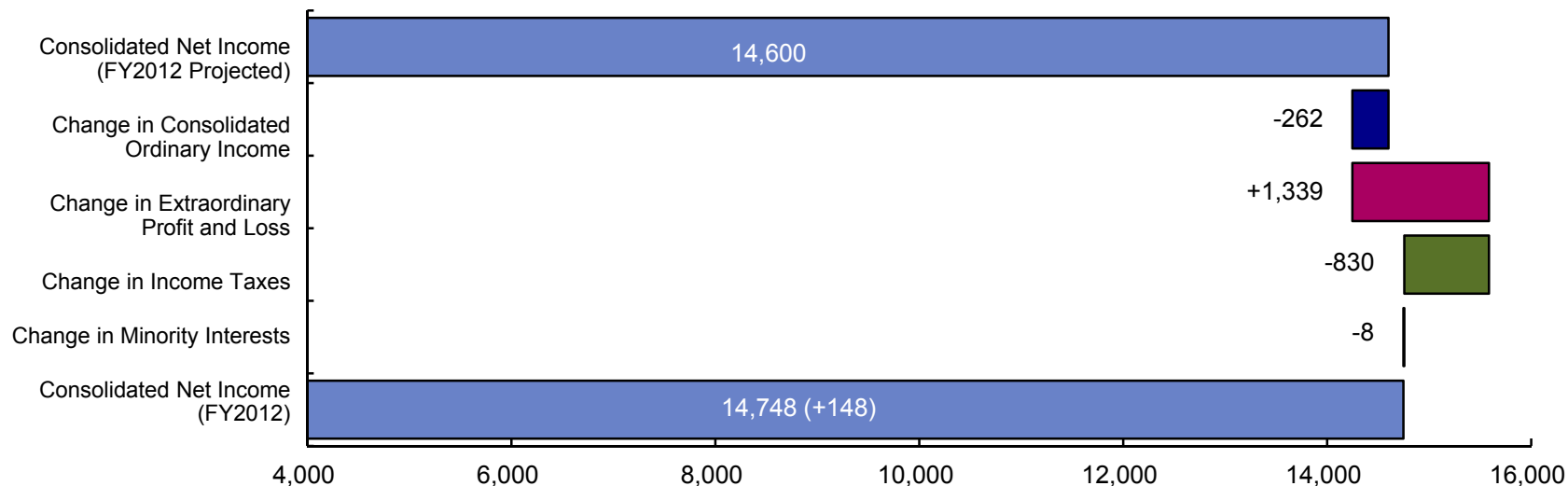
1. Consolidated Ordinary Income

(Units: ¥ millions)



2. Consolidated Net Income

(Units: ¥ millions)



2. Consolidated Balance Sheets

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change	Change Factors
Total Assets	791,640	793,293	1,653	Increase due to acquisition of noncurrent assets in the Real Estate segment and increased cash reserves exceeding losses due to the reduction of noncurrent assets
Liabilities	531,090	514,459	-16,631	Decrease due to reduced advances received outweighing increases from the issuance of bonds
Net Assets	260,549	278,834	18,284	Increase due to booking of term net income
Total Liabilities and Net Assets	791,640	793,293	1,653	
Interest-Bearing Debt	340,182	356,366	16,183	Increase due to issuance of bonds

(Note) Interest-bearing debt is calculated as Loans payable + Bonds payable + Long-term accounts payable to Japan railway construction, transport and technology agency

3. Consolidated Statements of Cash Flows

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change	Change Factors
Net Cash Provided by (Used in) Operating Activities	54,370	48,711	-5,659	
Net Cash Provided by (Used in) Investing Activities	-40,976	-47,080	-6,104	Increase due to purchases of property, plant and equipment
Net Cash Provided by (Used in) Financing Activities	15,854	11,442	-4,411	Decrease due to the redemption of bonds outweighing increases from the issuance of bonds

4. Segment Information (Corporate Composition)

Consolidated

38 Companies as of the end of Mar. 2013

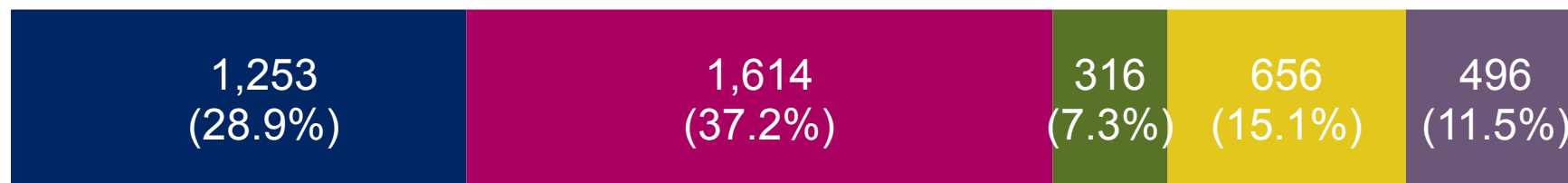
(Keio Corporation overlaps multiple business segments)

Transportation	Merchandise Sales	Real Estate	Leisure	Other Businesses
Keio Corporation Keio Dentetsu Bus Keio Jidousha Six others	Keio Department Store Keio Store Keio Shoseki Hanbai Six others	Keio Corporation Keio Realty and Development Keio Chika Chushajou ReBITA	Keio Plaza Hotel Keio Travel Agency Keio Agency Four others	Keio Setsubi Service Keio Juuki Seibi Keio Kensetsu Eight others

Operating Revenues

FY2012: ¥3,968 hundred million

<Units: ¥ hundred millions>



Operating Income

FY2012: ¥280 hundred million

<Units: ¥ hundred millions>



(Note) Segment figures include intersegment amounts, ratios.

4. Segment Information (Transportation-1)

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
(Railways)	79,901	80,974	1,072	(1.3%)	Refer to next page	80,843	130	(0.2%)
(Bus services)	32,499	33,060	561	(1.7%)	Refer to below table	32,878	182	(0.6%)
(Taxi services)	13,305	13,132	-172	(-1.3%)		13,147	-14	(-0.1%)
(Other)	2,451	2,464	13	(0.5%)		2,428	36	(1.5%)
(Elimination)	-3,940	-4,332	-391	-		-3,954	-377	-
Operating Revenues	124,217	125,300	1,083	(0.9%)		125,342	-42	(- 0.0%)
Operating Income	11,538	8,852	-2,686	(-23.3%)	Increase in railway costs	9,112	-260	(-2.9%)
Depreciation and Amortization	23,124	23,883	758	(3.3%)		23,905	-22	(- 0.1%)
Capital Expenditures	24,406	22,415	-1,991	(-8.2%)		28,815	-6,399	(- 22.2%)
EBITDA	34,663	32,735	-1,928	(-5.6%)		33,018	-282	(-0.9%)

Ref.: Bus Services Net Sales

(Units: ¥ hundred millions)

Local Routes	235	238	3	(1.3%)		236	1	(0.7%)
Freeway Bus	48	49	0	(1.4%)		48	0	(0.4%)

(Note) Beginning this fiscal year the aggregation method for bus operations was changed from simple consolidation between the bus groups, as done in the past, to simple totaling.

4. Segment Information (Transportation-2 [Railways Transportation Results])

		FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
Passengers Transported (thousands of people)	Commuter-Pass	358,466	360,945	2,479	(0.7%)	Increase due to rebound from earthquake, etc.	360,406	539	(0.1%)
	(Business)	265,965	267,414	1,449	(0.5%)		267,146	268	(0.1%)
	(Students)	92,501	93,531	1,030	(1.1%)		93,260	271	(0.3%)
	Non-Commuter-Pass	260,597	264,740	4,143	(1.6%)	Increase due to rebound from earthquake, etc.	264,305	435	(0.2%)
	Total	619,063	625,685	6,622	(1.1%)		624,711	974	(0.2%)
Passenger Revenues (¥ millions)	Commuter-Pass	32,790	32,899	109	(0.3%)	Increase in passengers transported	32,862	37	(0.1%)
	(Business)	29,142	29,211	68	(0.2%)		29,183	27	(0.1%)
	(Students)	3,647	3,688	40	(1.1%)		3,678	9	(0.3%)
	Non-Commuter-Pass	44,056	44,830	773	(1.8%)	Increase in passengers transported	44,722	107	(0.2%)
	Total	76,847	77,729	882	(1.1%)		77,585	144	(0.2%)

4. Segment Information (Merchandise Sales)

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
(Department Stores)	92,806	90,680	-2,126	(-2.3%) * (-0.3%)		89,745	935	(1.0%)
(Retail Stores)	37,045	36,482	-562	(-1.5%)	Decrease in existing store sales	36,391	91	(0.3%)
(Retail Stores – Books)	10,703	10,368	-335	(-3.1%)		10,389	-21	(-0.2%)
(Retail Stores – in Stations)	8,926	8,430	-496	(-5.6%)		8,404	25	(0.3%)
(Shopping Centers)	10,535	10,530	-4	(-0.0%)		10,494	35	(0.3%)
(Other)	11,713	11,537	-176	(-1.5%)		11,523	13	(0.1%)
(Elimination)	-6,679	- 6,594	84	–		-6,626	31	–
Operating Revenues	165,051	161,434	-3,617	(-2.2%)		160,323	1,111	(0.7%)
Operating Income	5,266	5,327	61	(1.2%)		5,231	96	(1.8%)
Depreciation and Amortization	3,434	3,051	-383	(-11.2%)		3,084	-32	(-1.1%)
Capital Expenditures	2,517	3,707	1,190	(47.3%)		5,732	-2,025	(-35.3%)
EBITDA	8,701	8,378	-322	(-3.7%)		8,315	63	(0.8%)

* For Department stores, we changed the method of booking revenue from partial tenantizing. The ratios against same period of previous year excluding the impact from that change are shown in ().

4. Segment Information (Real Estate)

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
(Land and Building Leasing)	27,079	29,380	2,300	(8.5%)	ReBITA +1,177 Keio Realty & Development +952	29,063	316	(1.1%)
(Development for Selling by Lots)	5,903	9,868	3,965	(67.2%)	ReBITA +4,428	10,170	-301	(-3.0%)
(Other)	1,229	1,178	-50	(-4.1%)		1,204	-25	(-2.1%)
(Elimination)	-7,516	-8,803	-1,286	-		-8,532	-271	-
Operating Revenues	26,696	31,624	4,928	(18.5%)		31,906	-281	(-0.9%)
Operating Income	9,384	9,283	-100	(-1.1%)		9,527	-243	(-2.6%)
Depreciation and Amortization	4,001	4,019	18	(0.5%)		4,024	-4	(-0.1%)
Capital Expenditures	6,256	13,610	7,353	(117.5%)	Strategic investment +107	17,055	-3,445	(-20.2%)
EBITDA	13,487	13,708	221	(1.6%)	Including goodwill	13,956	-248	(-1.8%)

Ref.: Real Estate Operating Income Details

(Units: ¥ hundred millions)

Land and Building Leasing	88	92	3	(3.8%)		91	0	(0.7%)
Development for Selling by Lots	8	7	-0	(-8.5%)		7	-0	(-2.6%)

4. Segment Information (Leisure)

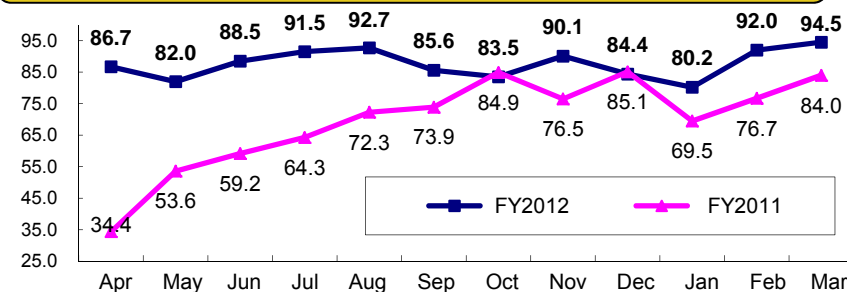
(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
(Hotels)	39,347	42,187	2,839	(7.2%)	Keio Plaza Hotel +2,217	41,908	278	(0.7%)
(Travel Services)	16,154	16,660	506	(3.1%)	Increase due to earthquake rebound, etc.	16,369	291	(1.8%)
(Advertising Services)	9,844	10,420	575	(5.8%)		10,225	194	(1.9%)
(Other)	6,007	5,991	-16	(-0.3%)		5,995	-4	(-0.1%)
(Elimination)	-9,474	-9,593	-119	-		-9,534	-59	-
Operating Revenues	61,879	65,665	3,785	(6.1%)		64,963	701	(1.1%)
Operating Income	2,796	4,075	1,278	(45.7%)		4,057	17	(0.4%)
Depreciation and Amortization	3,476	3,441	-35	(-1.0%)		3,452	-10	(-0.3%)
Capital Expenditures	2,004	6,491	4,486	(223.8%)		4,032	2,458	(61.0%)
EBITDA	6,273	7,516	1,243	(19.8%)		7,509	6	(0.1%)

[Ref. 1]
Keio Plaza Hotel (Shinjuku) Room Occupancy Rates, Room Unit Prices [cumulative]

Room Occupancy Rates	69.6%	87.6%	18.0P
Average Daily Rate	¥13,896	¥14,142	¥246

[Ref. 2]
Keio Plaza Hotel (Shinjuku) Room Occupancy Rates Trends [by month]



4. Segment Information (Other Businesses)

(Units: ¥ millions)

	FY2011 Results	FY2012 Results	Change (%)		Change Factors	FY2012 Forecasts (2013.2.1 announced)	Difference (%)	
(Building Maintenance)	20,429	21,275	846	(4.1%)	New orders	20,699	575	(2.8%)
(Railway Car Maintenance)	8,132	8,641	508	(6.3%)		8,344	296	(3.6%)
(Construction)	17,813	16,389	-1,423	(-8.0%)	Decrease in orders received	16,865	-476	(-2.8%)
(Other)	4,708	5,724	1,016	(21.6%)		5,673	50	(0.9%)
(Elimination)	-2,446	-2,340	105	–		-2,785	444	–
Operating Revenues	48,636	49,690	1,053	(2.2%)		48,798	891	(1.8%)
Operating Income	1,213	1,024	-189	(-15.6%)		795	229	(28.8%)
Depreciation and Amortization	400	366	-33	(-8.4%)		378	-11	(-3.2%)
Capital Expenditures	442	3,628	3,185	(719.4%)		4,032	-403	(-10.0%)
EBITDA	1,613	1,390	-223	(-13.8%)		1,173	217	(18.5%)

II. Fiscal 2013 Earnings Forecasts

1. Consolidated Statements of Income
2. Segment Information
3. Transitions in Term Net Income and Dividends
4. Growth Initiatives - Investment Strategy Details
5. [Reference] Forecast for First Half of Year

1. Consolidated Statements of Income

(Units: ¥ hundred millions)

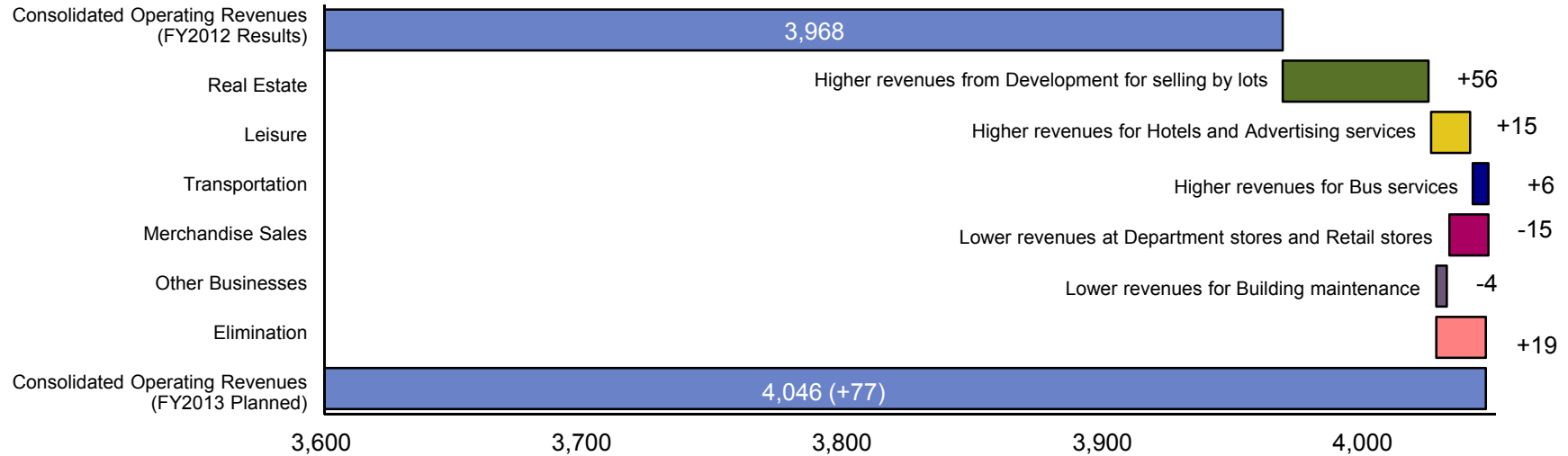
	FY2012 Results	FY2013 Planned	Change (%)		FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
Operating Revenues	3,968	4,046	77	(2.0%)	4,026	20	(0.5%)
Operating Income	280	296	15	(5.6%)	264	32	(12.1%)
Ordinary Income	245	260	14	(6.0%)	225	35	(15.6%)
Net Income	147	158	10	(7.1%)	145	13	(9.0%)
EBITDA	630	646	15	(2.5%)	620	25	(4.2%)
Depreciation and Amortization	346	345	-0	(-0.1%)	351	-6	(-1.7%)
Capital Expenditures	493	598	105	(21.3%)	532	65	(12.3%)

(Note) EBITDA is calculated as operating income + depreciation and amortization + amortization of goodwill.

1-2. Operating Revenues/Operating Income Change Factors (vs. PY)

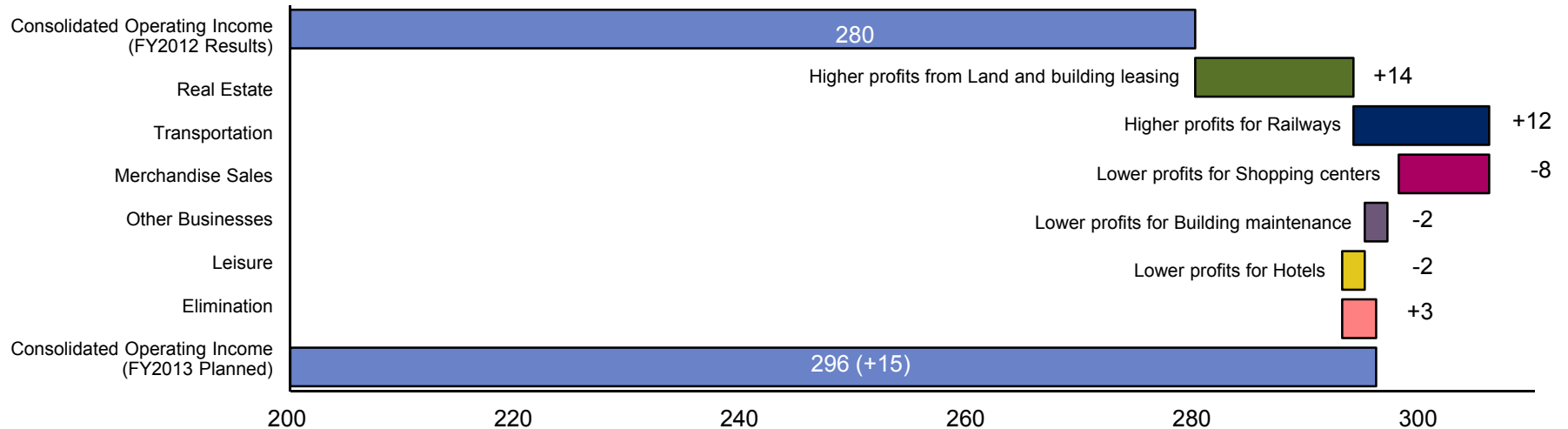
1. Consolidated Operating Revenues

(Units: ¥ hundred millions)



2. Consolidated Operating Income

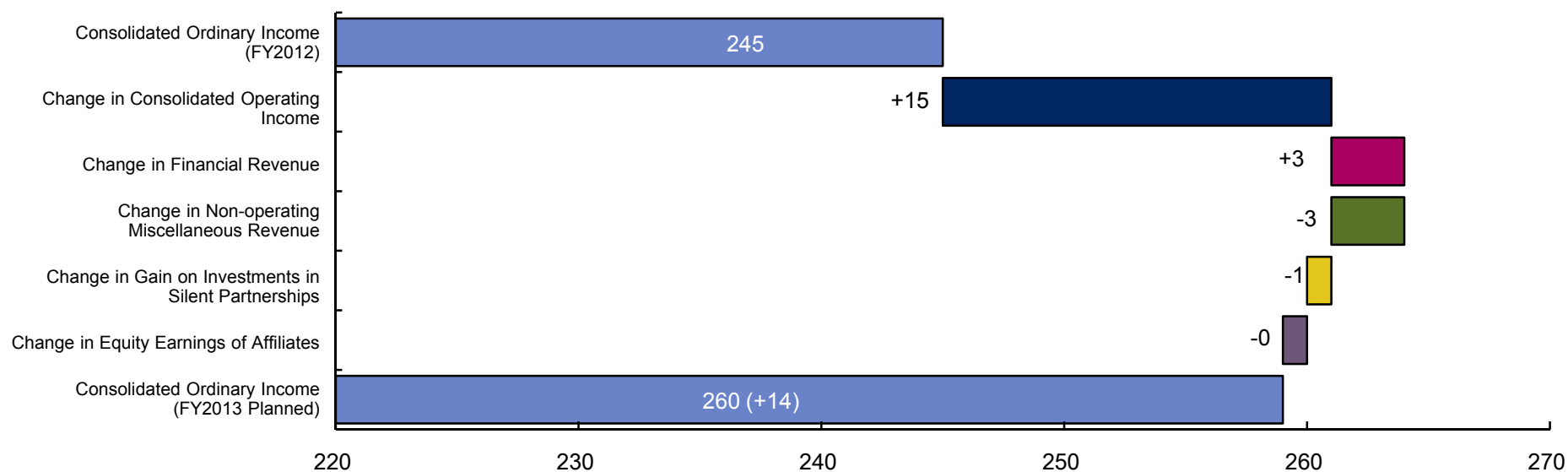
(Units: ¥ hundred millions)



1-3. Ordinary Income/Net Income Change Factors (vs. PY)

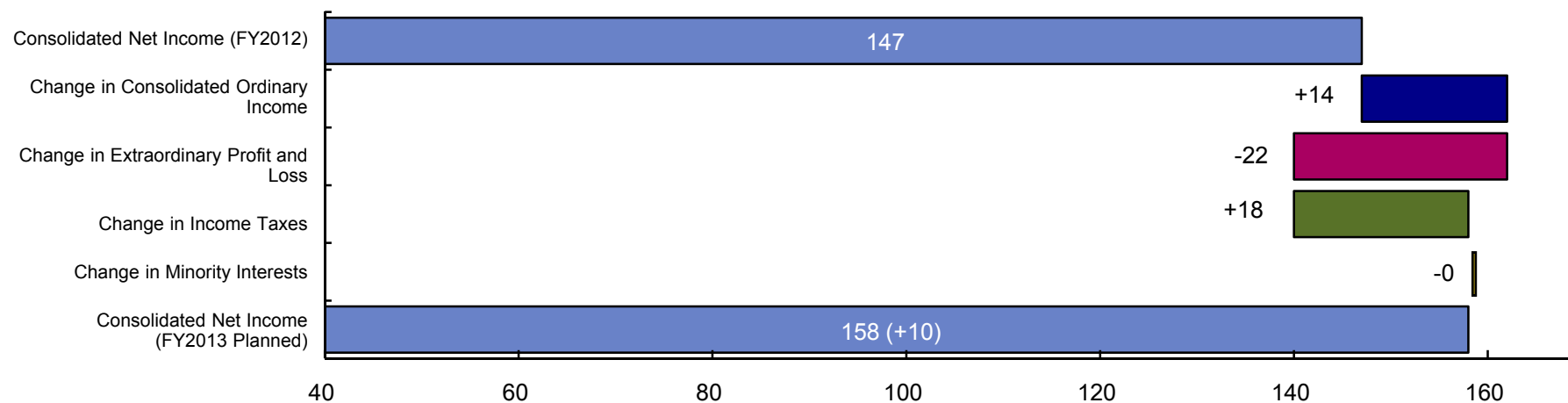
1. Consolidated Ordinary Income

(Units: ¥ hundred millions)



2. Consolidated Net Income

(Units: ¥ hundred millions)



2. Segment Information (Transportation-1)

(Units: ¥ hundred millions)

	FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
(Railways)	809	808	-1	(-0.2%)	Refer to next page	801	6	(0.8%)
(Bus Services)	330	333	2	(0.9%)	Refer to below table	328	4	(1.4%)
(Taxi Services)	131	131	0	(0.5%)		134	-2	(-2.0%)
(Other)	24	24	0	(1.2%)		24	0	(1.2%)
(Elimination)	-43	-39	3	—		- 42	3	—
Operating Revenues	1,253	1,259	6	(0.5%)		1,247	11	(0.9%)
Operating Income	88	101	12	(14.5%)		78	23	(29.7%)
Depreciation and Amortization	238	238	0	(0.0%)		242	-3	(-1.4%)
Capital Expenditures	224	234	10	(4.7%)		278	-44	(-15.9%)
EBITDA	327	340	12	(3.9%)		320	19	(6.2%)

Ref.: Bus Services Net Sales

(Units: ¥ hundred millions)

Local Routes	238	238	0	(0.2%)		236	2	(0.9%)
Freeway Bus	49	51	2	(5.4%)		51	-0	(-0.6%)

(Note) Beginning this fiscal year the aggregation method for bus operations was changed from simple consolidation between the bus groups, as done in the past, to simple totaling.

2. Segment Information (Transportation-2 [Railways Transportation Results])

		FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
Passengers Transported (thousands of people)	Commuter -Pass	360,945	358,664	-2,281	(-0.6%)	Decrease in working population along lines, etc.	357,598	1,066	(0.3%)
	(Business)	267,414	265,521	-1,893	(-0.7%)		264,947	574	(0.2%)
	(Students)	93,531	93,143	-388	(-0.4%)		92,651	492	(0.5%)
	Non-Commuter -Pass	264,740	263,340	-1,400	(-0.5%)	Decrease in working population along lines, etc.	263,304	36	(0.0%)
	Total	625,685	622,004	-3,681	(-0.6%)		620,902	1,102	(0.2%)
Passenger Revenues (₹ millions)	Commuter -Pass	32,899	32,707	-192	(-0.6%)	Decrease in passengers Transported, etc.	32,678	29	(0.1%)
	(Business)	29,211	29,032	-179	(-0.6%)		29,025	7	(0.0%)
	(Students)	3,688	3,675	-13	(-0.4%)		3,653	21	(0.6%)
	Non-Commuter -Pass	44,830	44,627	-202	(-0.5%)	Decrease in passengers Transported, etc.	44,537	89	(0.2%)
	Total	77,729	77,334	-395	(-0.5%)		77,216	118	(0.2%)

2. Segment Information (Merchandise Sales)

(Units: ¥ hundred millions)

	FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
(Department Stores)	906	899	-7	(-0.8%)		895	3	(0.4%)
(Retail Stores)	364	362	-2	(-0.7%)	Decrease in sales of existing stores	370	-8	(-2.2%)
(Retail Stores – Books)	103	101	-2	(-2.1%)		109	-7	(-7.1%)
(Retail Stores – in Stations)	84	81	-2	(-3.1%)		82	-0	(-1.1%)
(Shopping Centers)	105	104	-0	(-0.9%)		104	-0	(-0.1%)
(Other)	115	116	0	(0.9%)		125	-9	(-7.4%)
(Elimination)	-65	-66	-0	—		-68	2	—
Operating Revenues	1,614	1,599	-15	(-0.9%)		1,619	-20	(-1.3%)
Operating Income	53	44	-8	(-16.2%)		50	-5	(-10.8%)
Depreciation and Amortization	30	31	1	(4.0%)		32	-0	(-1.0%)
Capital Expenditures	37	71	34	(93.8%)		42	29	(70.5%)
EBITDA	83	76	-7	(-8.8%)		82	-5	(-7.0%)

2. Segment Information (Real Estate)

(Units: ¥ hundred millions)

	FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
(Land and Building Leasing)	293	299	5	(2.0%)	Keio Realty and Development +2 ReBITA +1	289	10	(3.6%)
(Development for Selling by Lots)	98	148	50	(50.9%)	ReBITA +35 Keio Realty and Development +14	143	5	(3.7%)
(Other)	11	9	-2	(-23.1%)		14	-5	(-36.5%)
(Elimination)	-88	-84	3	-		-89	5	-
Operating Revenues	316	373	56	(18.0%)		357	15	(4.3%)
Operating Income	92	107	14	(15.4%)		95	11	(12.0%)
Depreciation and Amortization	40	39	-0	(-1.3%)		40	-0	(-1.2%)
Capital Expenditures	136	220	84	(62.2%)		162	58	(36.0%)
EBITDA	137	150	13	(10.1%)		139	11	(7.9%)

Ref.: Real Estate Operating Income Details

(Units: ¥ hundred millions)

Land and Building Leasing	92	92	0	(0.4%)		83	8	(10.3%)
Development for Selling by Lots	7	12	5	(68.8%)	Keio Corporation +2 ReBITA +2	14	-1	(-10.6%)

2. Segment Information (Leisure)

(Units: ¥ hundred millions)

	FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
(Hotels)	421	429	7	(1.7%)	Keio Plaza Hotel +4	431	-1	(-0.5%)
(Travel Services)	166	170	3	(2.0%)		173	-3	(-2.0%)
(Advertising Services)	104	109	5	(5.1%)		109	0	(0.0%)
(Other)	59	60	0	(0.7%)		59	0	(0.8%)
(Elimination)	-95	-96	-0	—		-95	-0	—
Operating Revenues	656	672	15	(2.4%)		678	-5	(-0.8%)
Operating Income	40	37	-2	(-6.8%)		35	2	(6.0%)
Depreciation and Amortization	34	33	-1	(-3.3%)		33	-0	(-1.5%)
Capital Expenditures	64	67	2	(3.9%)		49	17	(35.2%)
EBITDA	75	71	-3	(-5.2%)		69	1	(2.3%)

[Ref.]

Keio Plaza Hotel (Shinjuku) Room Occupancy Rates, Room Unit Prices [cumulative]

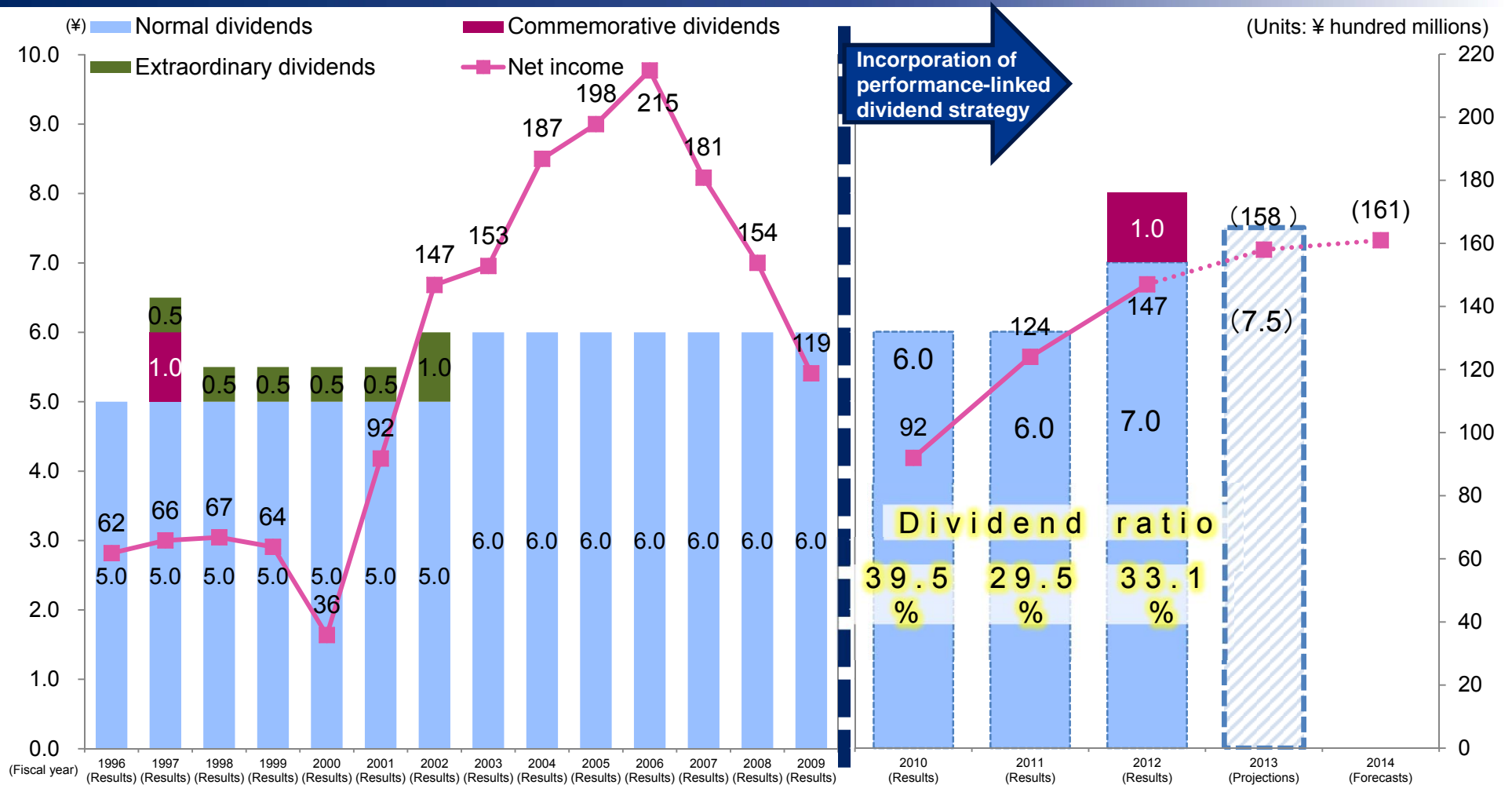
Room Occupancy Rates	87.6%	87.1%	-0.5P
Average Daily Rate	¥14,142	¥14,774	¥632

2. Segment Information (Other Businesses)

(Units: ¥ hundred millions)

	FY2012 Results	FY2013 Planned	Change (%)		Change Factors	FY2013 Forecasts (2012.5.8 announced)	Difference (%)	
(Building Maintenance)	212	200	-12	(-5.9%)		200	0	(0.1%)
(Railway Car Maintenance)	86	79	-7	(-8.6%)		77	1	(2.2%)
(Construction)	163	178	14	(9.0%)		202	-23	(-11.7%)
(Other)	57	62	5	(9.5%)		63	- 1	(-1.8%)
(Elimination)	-23	-28	-5	—		-27	- 0	—
Operating Revenues	496	491	-4	(-1.0%)		515	-23	(-4.6%)
Operating Income	10	7	-2	(-28.5%)		9	-1	(-19.3%)
Depreciation and Amortization	3	3	0	(1.1%)		3	-0	(-4.4%)
Capital Expenditures	36	7	-28	(-79.4%)		5	2	(38.1%)
EBITDA	13	11	-2	(-20.7%)		12	-1	(-14.8%)

3. Transitions in Term Net Income and Dividends



Continue shareholder reimbursements based on “target” of consolidated dividend ratio of 30% and higher

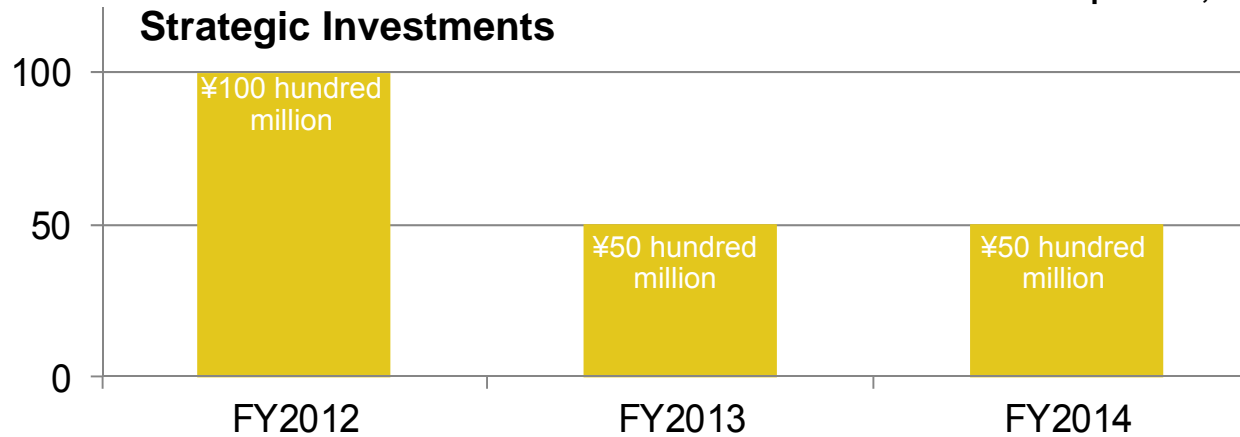
*Planning to discuss dividends for FY2012 at the 92nd Ordinary General Meeting of Shareholders planned for June of this year.

4. Growth Initiatives - Investment Strategy Details

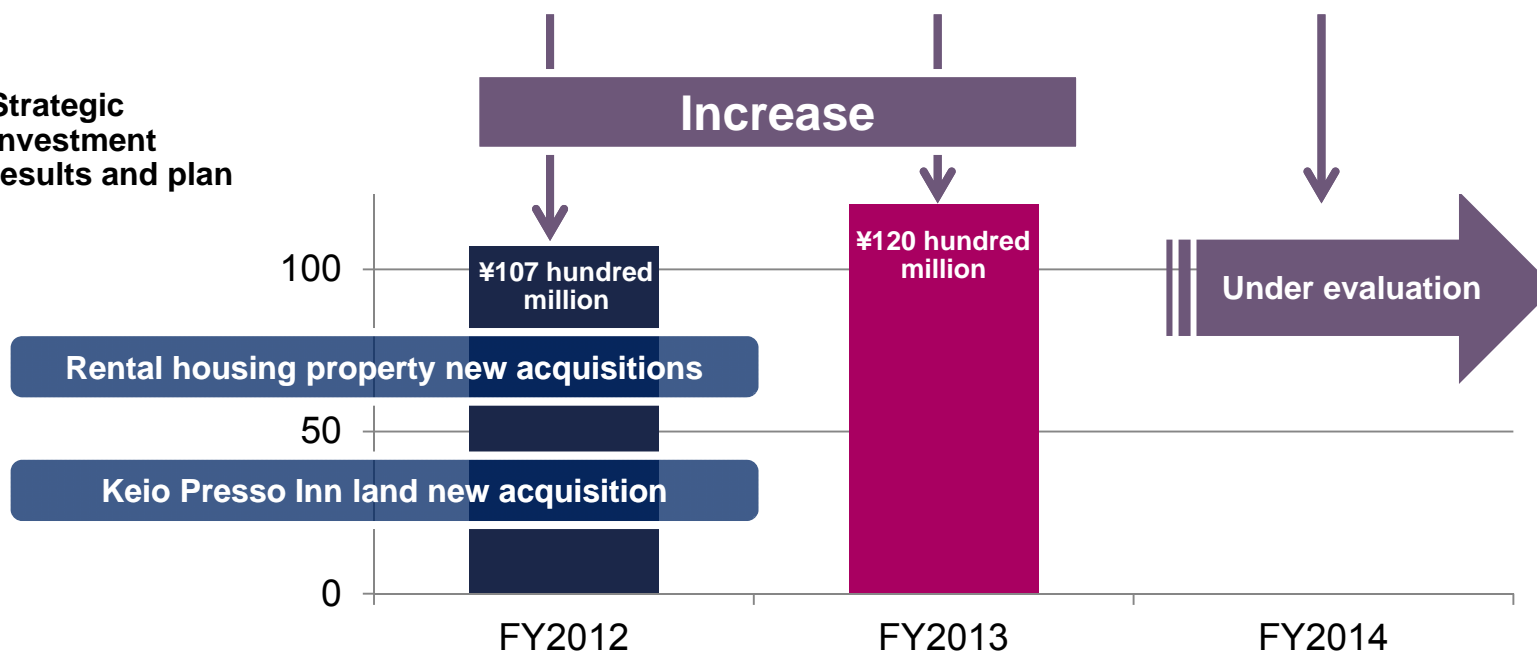
- Will conduct aggressive strategic investments within the interest-bearing debt goals(*)

* FY2014 balance in medium-term plan: ¥3,300 hundred million

- Strategic investment plan (Figures announced on 2012.5.8)



- Strategic investment results and plan



5. [Reference] Forecast for First Half of Year

(Consolidated statements of income, Segment Information)

(Units: ¥ hundred millions)

	Operating Revenues			Operating Income		
	FY2012 H1 Results	FY2013 H1 Planned	Change (%)	FY2012 H1 Results	FY2013 H1 Planned	Change (%)
Transportation	632	634	2 (0.4%)	65	74	9 (14.4%)
Merchandise Sales	785	776	-8 (-1.1%)	28	23	-5 (-19.0%)
Real Estate	147	172	24 (16.9%)	48	53	5 (11.6%)
Leisure	329	334	5 (1.7%)	25	19	-5 (-20.9%)
Other Businesses	184	208	23 (12.7%)	-2	-0	1 -
Elimination	-139	-144	-5 -	-0	0	0 -
Total	1,939	1,982	42 (2.2%)	164	171	6 (4.2%)

(Units: ¥ hundred millions)

	FY2012 H1 Results	FY2013 H1 Planned	Change (%)
Ordinary Income	146	152	5 (3.9%)
Quarterly Net Income	88	90	1 (1.6%)

III. Fiscal 2013 Initiatives

1. Fiscal 2013 Basic Policy
2. Fiscal 2013 Major Measures
 - (1) Medium-Term Investment Schedule
 - (2) Improve Safety and Revenue Potential in our Railway Business
 - (a) Grade Crossing, Elevated Line Construction near the Chofu Station
 - (b) Keio Line (Between Sasazuka and Sengawa Stations) Grade Crossings/Elevated Lines
 - (3) Neighborhood Success
 - (a) Keio Kichijoji Station Building Reconstruction
 - (b) Redevelopment of Building Complex in Sasazuka
 - (c) Takaosanguchi Hot Spring Facility
 - (4) Growth Initiatives
 - (a) Operation of 3,000 rooms at Keio Presso Inn
 - (b) ReBITA Pipeline Strategy
 - (c) About ReBITA "Share Place Business"
 - (5) About our 100th Anniversary
 - (a) Train/Bus Operations 100th Year Anniversary Commemoration Plans
 - (b) New "Keio Rail Land"

1. Fiscal 2013 Basic Policy

Basic Policy in Medium-Term Plan

**Cost Structure
Conversion**

**Improve Financial
Status**

**Sustained Group
Development**

Fiscal 2013 Major Measures

**Improve Safety and
Revenue Potential in
our Railway Business**

Growth Initiatives

**Neighborhood
Success**

**About our 100th
Anniversary**

2. Fiscal 2013 Major Measures (1) Medium-Term Investment Schedule

	~FY2012	FY2013	FY2014	FY2015~
Grade Crossing, Elevated Line Construction near the Chofu Station	Construction Began in FY2004 Complete Switchover to Underground Line in FY2012	Remove surface structures, construct station building	Planned Completion of Project Begin preparations aimed at above-ground utilization after completion of joint project	
Keio Line (Between Sasazuka and Sengawa stations) Grade crossings/elevated lines	FY2012 Decide urban planning	Urban planning Acquire business permit (planned)	Complete project 10 years from construction start	
Keio Kichijoji Station Building Reconstruction	Construction Began in FY2010 Demolition Work and New Construction	New Construction Opening Planned for Spring of 2014		
Redevelopment of Building Complex in Sasazuka	City Planning and Project Planning Demolition Work	New Construction	Opening Planned for Spring of 2015	
Takaosanguchi Hot Spring Facility	FY2012 Started excavation	Excavation and start construction	Plan for opening in summer 2014	

2. Fiscal 2013 Major Measures

(2) Improve Safety and Revenue Potential in our Railway Business

(a) Grade Crossing, Elevated Line Construction near the Chofu Station

~FY2012	FY2013	FY2014	FY2015~
Construction Began in FY2004 Complete Switchover to Underground Line in FY2012	Remove surface structures, construct station building	Planned Completion of Project Begin preparations aimed at above-ground utilization after completion of joint project	

[Future plans]

- Moving forward, construct station building and promote removal of the railway facilities such as the track used by the above-ground line, and plan for project completion by the end of FY2014.

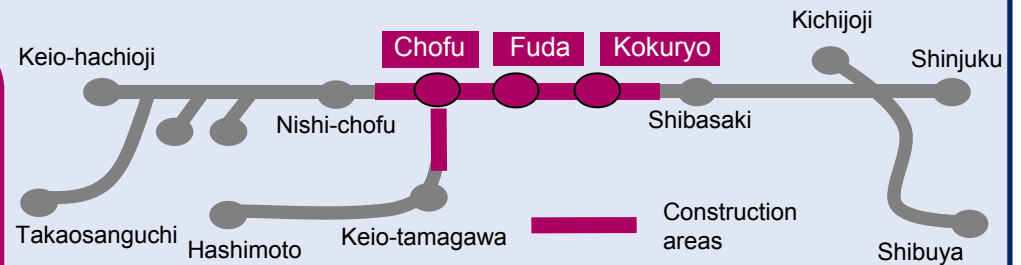
Chofu Stn



Structure prior to switch to underground station



Construct facilities to match above-ground utilization



Fuda Stn



Structure prior to switch to underground station



Image of completed building

Kokuryo Stn



Structure prior to switch to underground station



Image of completed building

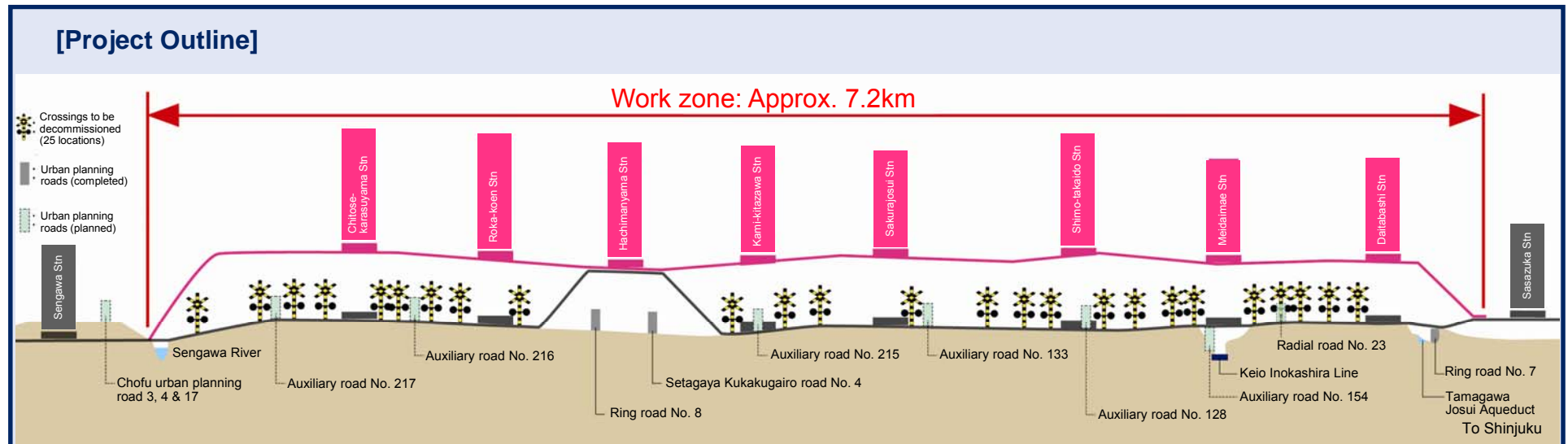
[About Chofu above-ground land utilization]

- Will negotiation with relevant authorities to evaluate development of the area around Chofu Station

2. Fiscal 2013 Major Measures

(2) Improve Safety and Revenue Potential in our Railway Business

(b) Keio Line (Between Sasazuka and Sengawa Stations) Grade Crossings/Elevated Lines



[Benefits of the Project]

- Facilitation of roadway traffic ⇒ **Relieve traffic congestion** caused by waiting at grade crossings.
- Improvement in safety ⇒ Through elimination of grade crossing, **improve both road and railway safety**.
- Regional development ⇒ **Reunite neighborhoods** once divided by a rail line.

[Future schedule]

- Aim for FY2013 urban planning permit acquisition and construction launch while advancing procedures with the Tokyo Metropolitan government, which is the project sponsor.

2. Fiscal 2013 Major Measures (3) Neighborhood Success

(a) Keio Kichijoji Station Building Reconstruction

~FY2012	FY2013	FY2014
Construction Began in FY2010 ~Demolition Work and New Construction	New Construction Opening Planned for Spring of 2014	

- Reconstruction work began on the Kichijoji station (Inokashira Line), including elevated bridge construction and station building renovation.
- Aiming to open for business in spring of 2014, new construction and leasing are all in progress.

Appearance before Reconstruction

[Outline]

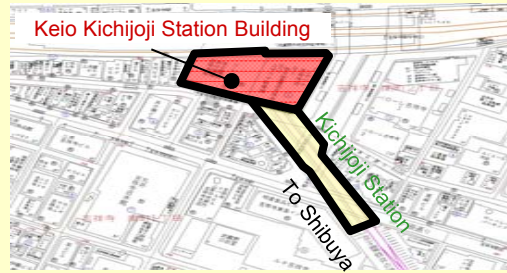
- Construction completed in 1970
- * In 2004 became totally owned by Keio Corporation
- Built with 8 floors and 2 basement levels
- Gross floor area: Approx. 24,000 m²
- Building use: Commercial building



- The building had become antiquated (40 years after it was built)

Present Status

- Reconstruction is proceeding while maintaining (or switching over) customer travel routes



Both demolition and new construction work are proceeding in parallel

Finished Project Concept

- A commercial facility centering on trendy fashion to serve as a new landmark for Kichijoji

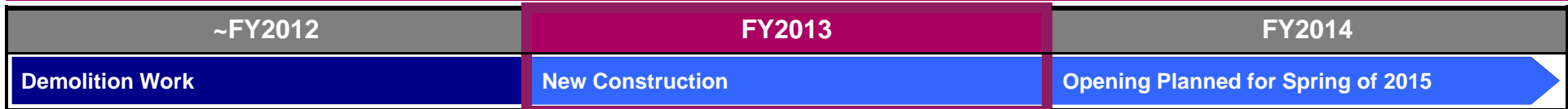


[Outline]

- Built with 10 floors and 2 basement levels
- Land area: Approx. 3,400 m²
- Gross floor area: Approx. 28,000 m²
- Building use: Commercial building
- Total cost of project: Approx. ¥16 billion

2. Fiscal 2013 Major Measures (3) Neighborhood Success

(b) Redevelopment of Building Complex in Sasazuka




- Redevelopment project for a building owned by Keio group company, Keio Juke Seibel, adjacent to Sasazuka Station.
- In conjunction with the Shibuya-cu city plan, contribute to community making and improve area potential.

Appearance before Reconstruction

[Outline]

- Construction completed in 1967
- Built with 9 floors and 1 basement level
- Gross floor area: Approx. 22,000 m²

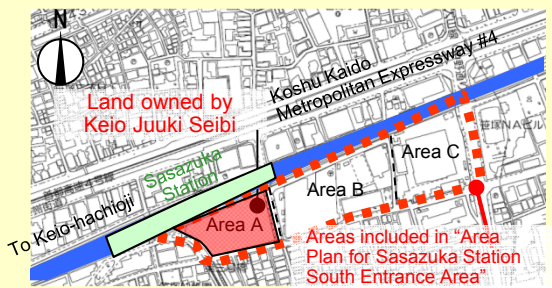



- The decision to rebuild was made due to problems of building and facilities deterioration and poor seismic capacity

City Plans


("Area Plan for Sasazuka Station South Entrance Area," etc.)

- Relaxation of limits on architectural volume and building height
- Establish a public square (plaza) and setback wall

New construction site

Image of Completed Redevelopment



[Outline]

- Completion planned for January, 2015
- 21 floors and 2 basement levels
- Maximum height: Approx. 93m
- Gross floor area: Approx. 38,400m²
- Commercial space: Floors 1 ~ 3
- Office space: Floors 4 ~ 8
- Residential: Floors 10 ~ 21
- Total cost of project: Approx. ¥14 billion

- Improve disaster resistance and create a successful neighborhood in the area
- Provide tree planting and greening of the surroundings and enjoyable space for walking
- Increase profitability and strengthen the business base through increased floor area

2. Fiscal 2013 Major Measures (3) Neighborhood Success

(c) Takaosanguchi Hot Spring Facility

~FY2012	FY2013	FY2014
FY2012 Start excavation	Excavation and start construction	Open in summer 2014 (planned)

- Construct a hot springs facility on company-owned land adjacent to Takaosanguchi station.

Pre-construction state

[Outline]

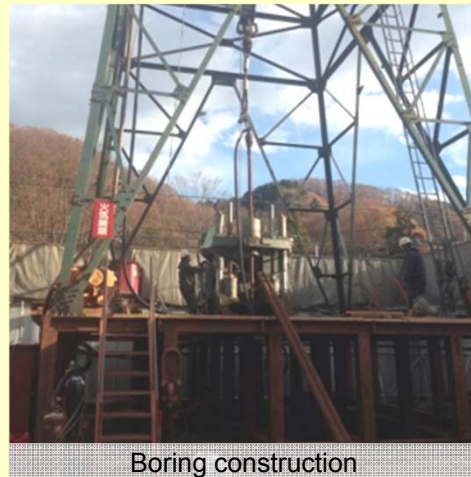
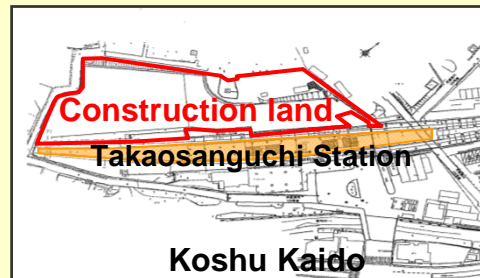
- Land area: 3,832.9 m²



- Develop facility as part of environment development for Takaosanguchi area

Current

- Conducting hot spring exploration excavation.



Boring construction

Image of Completed Redevelopment

- Aim to improve tourism appeal
- Revitalize area along the railway and improve revenue potential



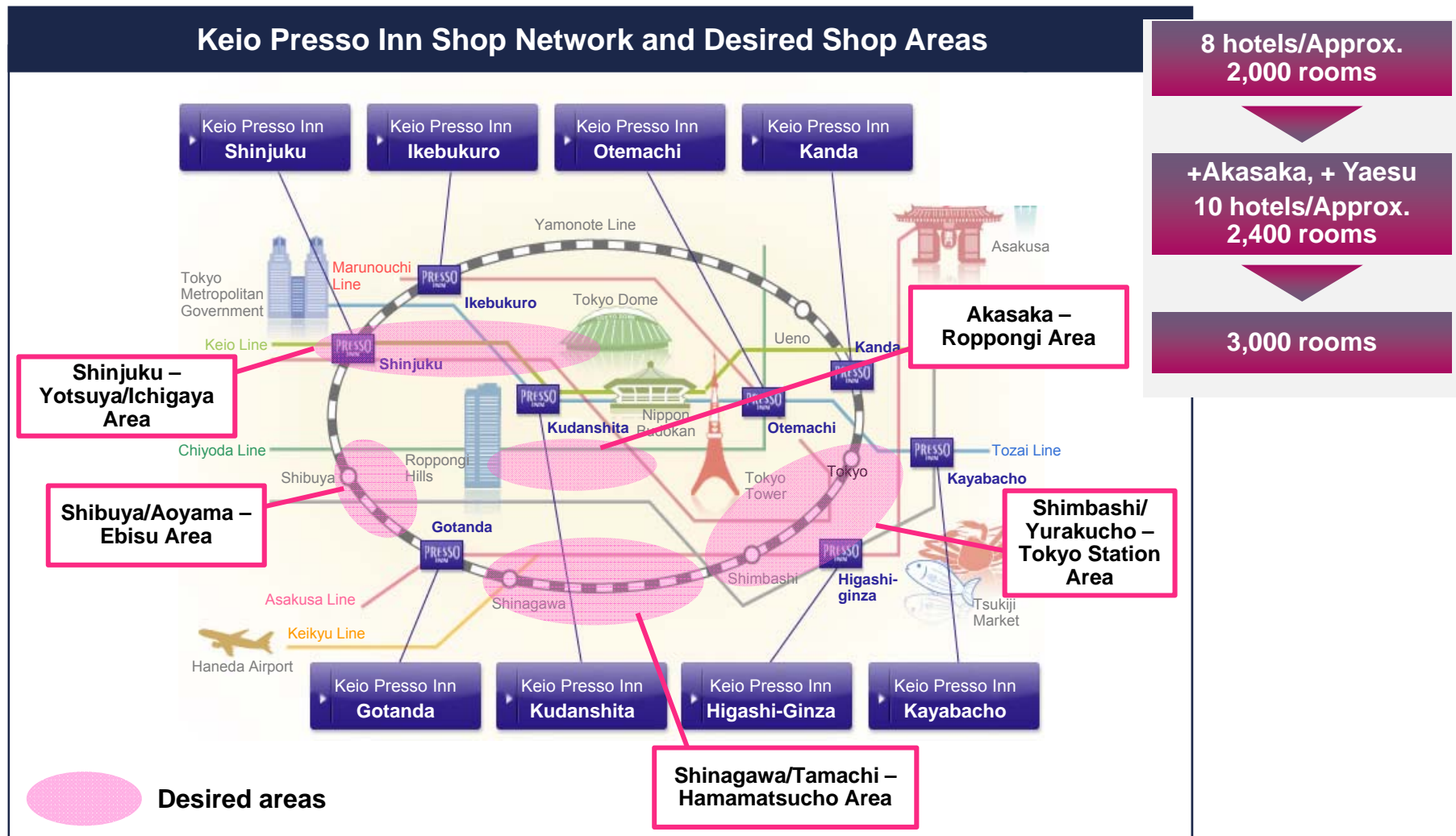
[Outline]

- Built with 2 floors
- Gross floor area: 1,767.8 m²
- Construction purpose: Public bath, food & beverage, sales
- Total cost of project: ¥1,000 hundred million
- Open in summer 2014 (planned)

2. Fiscal 2013 Major Measures (4) Growth Initiatives

(a)-1 Operation of 3,000 rooms at Keio Presso Inn

- Aim for early realization of transition from 2,000 to 3,000 rooms and promote new openings in Akasaka and other city areas.



2. Fiscal 2013 Major Measures (4) Growth Initiatives

(a)-2 Operation of 3,000 rooms at Keio Presso Inn

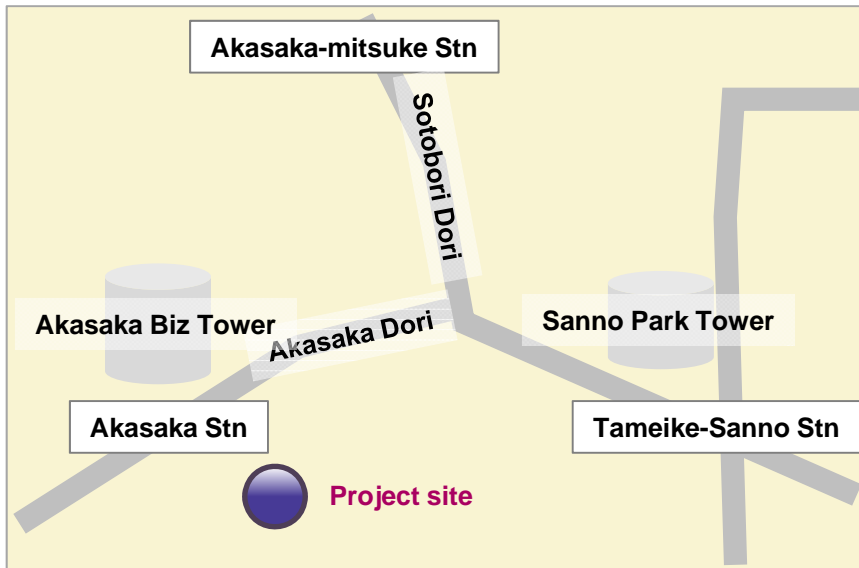
- Aim for 3,000 room structure by opening new sites in **Akasaka and Yaesu** in FY2015.

Keio Presso Inn Akasaka (provisional name)

[Outline]

- Open in summer 2015 (planned)
- Total rooms: 150 (planned)
- Access: Akasaka Stn: 1 min, Tameike-Sanno Stn: 7 mins, Akasaka-mitsuke Stn: 9 mins, Roppongi Stn: 9 mins

Area map

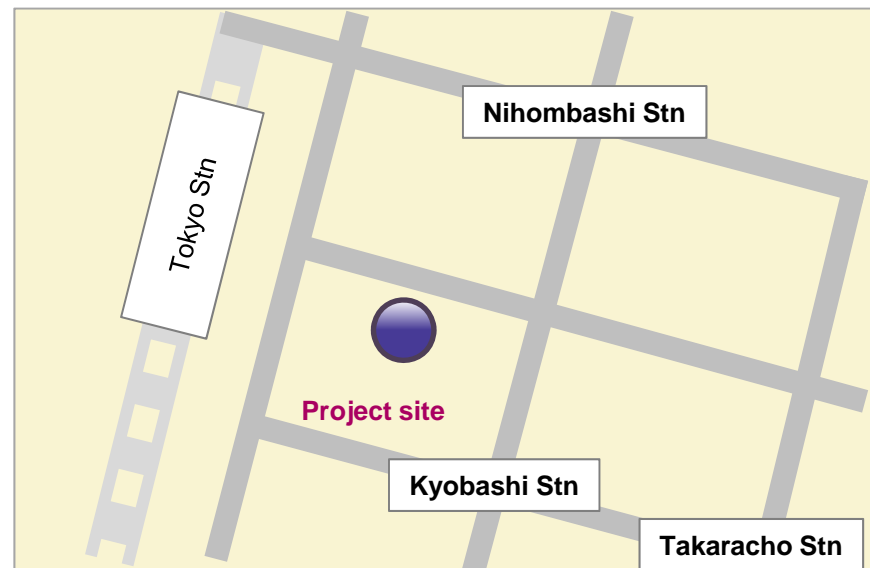


Keio Presso Inn Tokyo Yaesu (provisional name)

[Outline]

- Open in summer 2015 (planned)
- Total rooms: 170 (planned)
- Access: Tokyo Stn: 3 mins, Kyobashi Stn: 3 mins

Area map



2. Fiscal 2013 Major Measures (4) Growth Initiatives

(b) ReBITA Pipeline Strategy

Keio Corporation
ReBITA property supply

Provide rental housing that takes advantage of Keio brand strength and capital

Limited promotion by Keio Corporation

ReBITA Post renovation

[Renovation <before> after>]

Exterior

Interior

Sale to end user

2. Fiscal 2013 Major Measures (4) Growth Initiatives

(c) About ReBITA "Share Place Business"



Shared Rental Housing "Share Place"

New living style to replace one-room apartments
Shared residential housing

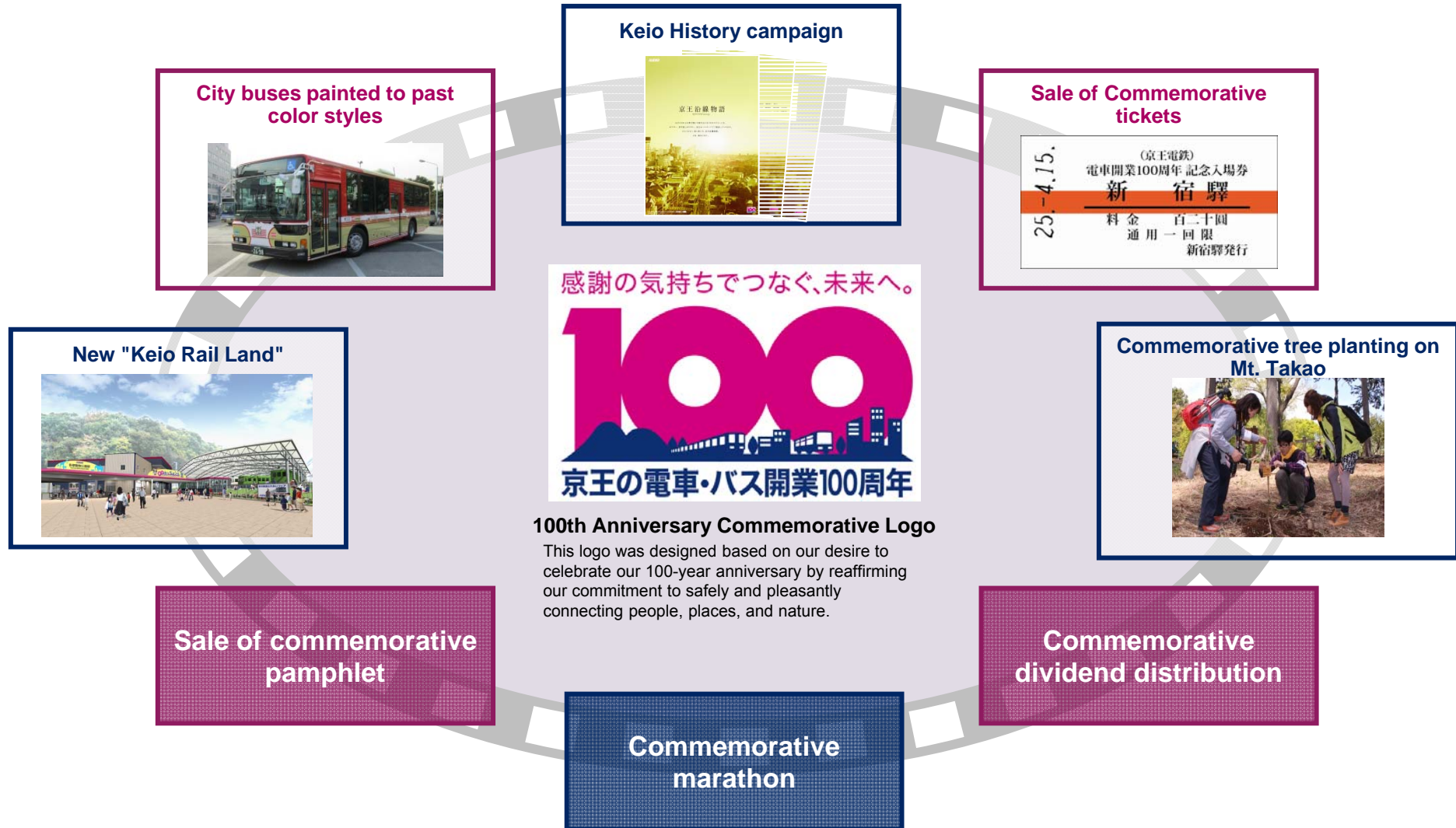
In operation: **12** buildings **736** units



2. Fiscal 2013 Major Measures (5) About our 100th Anniversary

(a) Train/Bus Operations 100th Year Anniversary Commemoration Plans

On April 15, 2013, Keio train and bus operations marked 100 years of service.



2. Fiscal 2013 Major Measures (5) About our 100th Anniversary

(b) New "Keio Rail Land"

Complete with simulators, exhibits of past railcars, and many other features "Keio Rail Land" promises to be a joyful experience for families with children.

[Outline]

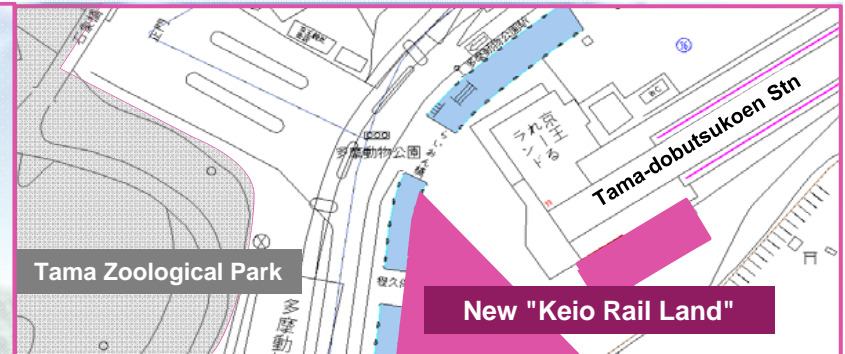
- Built with 2 floors
- Gross floor area: Approx. 2,200 m²

[Major attraction]

Railcar experience, HO gauge diorama, conductor operation simulator, bus exhibit, kids' corner, railcar exhibit, miniature train, etc.

[Opening]

Autumn of 2013 (planned)



The earnings projections 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.

[Contact]

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