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ENGLISH TRANSLATION OF DOCUMENT IN JAPANESE
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January 27, 2022

For Immediate Release

Company Name	Seibu Holdings Inc.
Representative	President & Chief Executive Officer GOTO Takashi (Code No.: 9024 First Section of the Tokyo Stock Exchange)
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Notice Regarding Recognition of Extraordinary Income at a Subsidiary Resulting From
Transfer of Shares of a Sub-subsidiary

As announced today in “Notice Regarding Conclusion of Share Transfer Agreement Under Which Seibu Construction Co., Ltd. Will Become a Subsidiary of MIRAIT Holdings Corporation, Constituting a Transfer of Subsidiary (Sub-subsidiary) of Seibu Holdings Inc.,” Seibu Railway Co., Ltd. (Headquarters: Tokorozawa-shi, Saitama; President: KITAMURA Kimio), which is a consolidated subsidiary of Seibu Holdings Inc. (the “Company”), concluded an agreement with MIRAIT Holdings Corporation to transfer shares of Seibu Construction Co., Ltd. (“Seibu Construction”) (the “Transaction”). As a result, the Company announces that it expects to record extraordinary income from the transfer in its consolidated financial results for the fiscal year ending March 31, 2022.

1. Details of the Transaction

For details regarding the Transaction, please refer to “Notice Regarding Conclusion of Share Transfer Agreement Under Which Seibu Construction Co., Ltd. Will Become a Subsidiary of MIRAIT Holdings Corporation, Constituting a Transfer of Subsidiary (Sub-subsidiary) of Seibu Holdings Inc.”

2. Impact on Financial Results

Due to the Transaction, the Company expects to record gain on sale of shares of subsidiary of approximately ¥38.0 billion as extraordinary income in its consolidated financial results for the fourth quarter of the fiscal year ending March 31, 2022 when calculated based on information and assumptions available to the Company as of the day these materials were announced. The actual impact may differ from the forecasted figures due to a variety of factors.

The forecast of the full-year consolidated earnings for the fiscal year ending March 31, 2022 remains unchanged from the figures announced on November 10, 2021 as trends in the second half are under scrutiny. Going forward, if any revisions to the earnings forecasts are necessary, the Company will promptly announce them.

Furthermore, due to the Transaction, Seibu Construction is expected to be excluded from the consolidated scope of the Company in the fiscal year ending March 31, 2022. However, figures related to Seibu Construction (individual figures and adjustments to the consolidated financial results for Seibu Construction) are included in

the projected figures for the fiscal years ending March 31, 2023 and 2024 in “Notice Regarding the Formulation of “FY2021-FY2023 Seibu Group’s Medium-term Management Plan,” which was announced on May 13, 2021. The details are as follows.

As the projected figures for the fiscal years ending March 31, 2023 and 2024 are currently under scrutiny, they will be announced once they have been confirmed.

Projected figures for the fiscal year ending March 31, 2023 (announced on May 13, 2021)

Billions of yen	Operating revenue	Operating profit	Ordinary profit	Profit attributable to owners of parent
Consolidated figures	493.0	33.0	24.0	14.0
of which, related to Seibu Construction	59.3	2.2	2.4	1.8
Segment plan				
Construction	92.6	3.7		
of which, related to Seibu Construction	74.3	3.1		
Adjustments	(48.0)	(1.1)		
of which, related to Seibu Construction	(15.0)	(0.9)		

Projected figures for the fiscal year ending March 31, 2024 (announced on May 13, 2021)

Billions of yen	Operating revenue	Operating profit	Ordinary profit	Profit attributable to owners of parent
Consolidated figures	538.0	66.0	57.0	40.0
of which, related to Seibu Construction	59.4	3.5	3.6	2.5
Segment plan				
Construction	99.4	5.3		
of which, related to Seibu Construction	79.4	4.4		
Adjustments	(53.5)	(0.9)		
of which, related to Seibu Construction	(20.0)	(0.9)		

End