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ENGLISH TRANSLATION OF DOCUMENT IN JAPANESE

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September 28, 2023

For Immediate Release

Company Name	Seibu Holdings Inc.
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**Notice Regarding the Revision of the Consolidated Earnings Forecasts
for the Six Months Ending September 30, 2023 and Full Year Ending March 31, 2024**

Seibu Holdings Inc. (the “Company”) resolved at a Board of Directors meeting held on September 28, 2023, to revise the consolidated earnings forecasts for the six months ending September 30, 2023 and full year ending March 31, 2024, announced on May 11, 2023. The details are set forth below.

- Consolidated earnings forecasts for the fiscal year ending March 31, 2024
 - Consolidated earnings forecasts for the six months ending September 30, 2023 (from April 1, 2023 to September 30, 2023)

	Operating revenue	Operating profit	EBITDA	Ordinary profit	Profit attributable to owners of parent
Financial forecast (A) (Announced on May 11, 2023)	236,000	23,000	50,000	20,000	13,000
Revised forecast (B)	237,000	30,000	56,000	27,000	26,000
Difference (B - A)	1,000	7,000	6,000	7,000	13,000
Change (%)	0.4%	30.4%	12.0%	35.0%	100.0%
(Reference) Results for the six months ended September 30, 2022 (cumulative)	212,595	13,415	41,172	12,729	64,641

Forecasts for operating revenue, operating profit, and EBITDA by segment

(Millions of yen)

Segment	Operating revenue			Operating profit			EBITDA		
	For the six months ending September 30, 2023 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the six months ended September 30, 2022	For the six months ending September 30, 2023 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the six months ended September 30, 2022	For the six months ending September 30, 2023 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the six months ended September 30, 2022
Urban Transportation and Regional	73,300	(700)	+4,790	9,400	+1,200	+4,813	19,600	+1,500	+5,058
Hotel and Leisure	110,900	(200)	+14,999	9,800	+3,300	+9,820	17,600	+3,000	+8,213
Real Estate	39,300	+900	+3,122	7,100	+1,800	+1,629	12,800	+1,800	+1,482
Other	27,200	+400	+3,439	3,400	+200	+829	5,400	+100	+947
Total	250,700	+300	+26,350	29,700	+6,300	+17,094	55,400	+6,200	+15,703
Adjustments	(13,700)	+700	(1,946)	300	+700	(509)	600	(100)	(875)
Consolidated	237,000	+1,000	+24,404	30,000	+7,000	+16,584	56,000	+6,000	+14,827

Notes: 1 Adjustments mainly consist of elimination of inter-company transactions.

2 EBITDA is calculated by adding depreciation and amortization of goodwill to operating profit.

(2) Full-year consolidated earnings forecasts for the fiscal year ending March 31, 2024 (from April 1, 2023 to March 31, 2024)

(Millions of yen)

	Operating revenue	Operating profit	EBITDA	Ordinary profit	Profit attributable to owners of parent
Financial forecast (A) (Announced on May 11, 2023)	462,000	36,000	90,000	30,000	24,000
Revised forecast (B)	463,000	41,000	96,000	35,000	34,000
Difference (B - A)	1,000	5,000	6,000	5,000	10,000
Change (%)	0.2%	13.9%	6.7%	16.7%	41.7%
(Reference) Results for the fiscal year ended March 31, 2023	428,487	22,155	77,247	20,133	56,753

Forecasts for operating revenue, operating profit, and EBITDA by segment

(Millions of yen)

Segment	Operating revenue			Operating profit			EBITDA		
	For the year ending March 31, 2024 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the year ended March 31, 2023	For the year ending March 31, 2024 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the year ended March 31, 2023	For the year ending March 31, 2024 (Revised forecast)	Comparison with the announcement of May 11, 2023	Comparison with the year ended March 31, 2023
Urban Transportation and Regional	147,200	(1,100)	+7,999	11,500	+900	+5,969	33,000	+1,700	+6,975
Hotel and Leisure	223,700	(900)	+28,858	16,600	+2,500	+14,186	32,500	+2,100	+12,748
Real Estate	77,700	+900	+2,027	11,500	+2,100	(351)	23,000	+2,000	(512)
Other	43,000	+100	+3,787	800	(300)	+209	5,100	(300)	+484
Total	491,600	(1,100)	+42,672	40,400	+5,100	+20,013	93,600	+5,400	+19,695
Adjustments	(28,600)	+2,100	(8,160)	600	-	(1,168)	2,400	+700	(943)
Consolidated	463,000	+1,000	+34,512	41,000	+5,000	+18,844	96,000	+6,000	+18,752

Notes: 1 Adjustments mainly consist of elimination of inter-company transactions.

2 EBITDA is calculated by adding depreciation and amortization of goodwill to operating profit.

2. Reason of revisions

The consolidated earnings forecasts for the six months ending September 30, 2023 and full year ending March 31, 2024 being announced in this notice were revised based on factors such as the recent business performance trends.

Operating revenue is expected to exceed the forecast announced on May 11, 2023, mainly due to the greater-than-expected recovery, such as that for overseas hotel operations, in the Hotel and Leisure business as well as progress for landscaping projects in the Real Estate business proceeding faster than expected and sales at commercial facilities being favorable in addition to the impact of foreign exchange, despite the impact of the lower-than-expected results in sales in railway transportation (non-commuter passes), and lower-than-expected results for some leisure facilities.

Operating revenue is expected to exceed the previous forecast figure, and due to the Company's efforts to control various expenses and the decrease in operating expenses such as electric power expenses and utilities expenses, operating profit, EBITDA and ordinary profit are also expected to exceed the previous forecast figures. Profit attributable to owners of parent is expected to exceed the previous forecast figure mainly because the Company expects to record extraordinary income relating to real estate owned by the Company.

In addition, consolidated earnings forecasts for the six months ending September 30, 2023 and full year ending March 31, 2024 for each segment are as follows.

In the Urban Transportation and Regional segment, operating revenue is expected to be lower than the previous forecast figure mainly due to the lower-than-expected results in sales in railway transportation (non-commuter passes), despite bus operations exceeding expectations. Operating profit and EBITDA are expected to exceed the previous forecast figures mainly due to a decline in electric power expenses.

In the Hotel and Leisure segment, results for some leisure facilities were lower than expected, and operating revenue is expected to fall below the previous forecast figure, despite overseas hotel operations performing better than expected. Operating profit and EBITDA are expected to exceed the previous forecast figures due to taking control of various expenses, the lowering of utilities expenses, etc.

In the Real Estate segment, operating revenue is expected to exceed the previous forecast figure mainly due to faster-than-expected progress for landscaping projects, favorable sales at commercial facilities and new contracts for facility management operations. We expect further increases in operating profit and EBITDA mainly due to controlling various expenses.

In the Other segment, demand recovered more than expected for the Izuhakone business and the Ohmi business, and operating revenue is expected to exceed the previous forecast figure. Operating profit and EBITDA had lower-than-expected results in the Sports business and are expected to be lower than the previous forecast figures, despite operating revenue performing better than expected.

(Assumptions for revision of earnings forecasts)

Quarterly forecast for transportation revenues in the railroad business (rates of change compared to the corresponding quarter of the fiscal year ended March 31, 2020)

<Commuter passes> * Percentages in parentheses are compared to the fourth quarter of the fiscal year ended March 31, 2019.

	Fiscal year ending March 31, 2024			
	First quarter	Second quarter	Third quarter	Fourth quarter
Forecast rates of change announced on May 11, 2023	(14)%	(18)%	(13)%	(11)% [(14)%]
Revised forecast rates of change hereby announced	(14)%	(18)%	(13)%	(11)% [(14)%]

<Non-commuter passes> * Percentages in parentheses are compared to the fourth quarter of the fiscal year ended March 31, 2019.

	Fiscal year ending March 31, 2024			
	First quarter	Second quarter	Third quarter	Fourth quarter
Forecast rates of change announced on May 11, 2023	(3)%	(1)%	+2%	+16% [+2%]
Revised forecast rates of change hereby announced	(4)%	(3)%	+2%	+16% [+2%]

Forecast for number of passengers and transportation revenues

(Unit of passengers: thousand people, unit of amounts: millions of yen)

		For the year ending March 31, 2024 (Initial forecast)	For the year ending March 31, 2024 (Revised forecast)	Change from initial forecast	Year ended March 31, 2020
Number of passengers	Commuter passes	348,542	349,167	+0.2%	419,719
	Non-commuter passes	238,433	235,845	(1.1)%	242,268
	Total	586,975	585,012	(0.3)%	661,988
Transportation revenues	Commuter passes	39,408	39,426	+0.0%	45,912
	Non-commuter passes	55,317	54,832	(0.9)%	53,668
	Total	94,725	94,258	(0.5)%	99,580

Quarterly forecast for occupancy rate of domestic hotel industry

	Fiscal year ending March 31, 2024			
	First quarter	Second quarter	Third quarter	Fourth quarter
Forecast rates of change announced on May 11, 2023	64%	72%	72%	67%
Revised forecast rates of change hereby announced	63%	69%	72%	67%

Forecast for indicators of domestic hotel operations

(RevPAR, average daily rate: yen)

	For the year ending March 31, 2024 (Initial forecast)	For the year ending March 31, 2024 (Revised forecast)	Change from initial forecast	Year ended March 31, 2020
RevPAR	13,079	12,985	(0.7)%	11,635
Average daily rate	19,031	19,142	+0.6%	16,182
Average occupancy rate	68.7%	67.8%	(0.9)pt	71.9%

(Note) The forecasts, targets, plans, projections and other forward-looking information of our group contained in this document merely constitute our judgment or belief as of the time when such information was prepared based on the information available as of the date of the announcement. Actual results of operations, financial condition and other results of our group may differ materially from those contained in or inferred from this document due to changes in domestic and international political, economic, and financial conditions, the status of measures contemplated in the medium-term management plan of our group, and other factors that are uncertain at the time of the preparation of this document.

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