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April 26, 2024



Consolidated Financial Results for the Fiscal Year Ended March 31, 2024 [Japanese GAAP]



Company name: Keisei Electric Railway Co., Ltd.
 Listed on: Tokyo Stock Exchange
 Code number: 9009
 URL: <https://www.keisei.co.jp/>
 Representative: Toshiya Kobayashi (President and Representative Director)
 Contact: Yusuke Asaoka
 (Manager of Consolidation and Investor Relations Division, Accounting Department)
 Phone: +81-47-712-7100
 Scheduled date for Ordinary General Meeting of Shareholders: June 27, 2024
 Scheduled date for commencing dividend payments: June 28, 2024
 Scheduled date for filing securities report: June 27, 2024
 Availability of supplementary results presentation materials: Available
 Schedule of annual financial results presentation session: Scheduled (for institutional investors and analysts)

(Rounded down to nearest million.)

1. Consolidated Financial Results for the Fiscal Year Ended March 31, 2024 (April 1, 2023 to March 31, 2024)

(1) Consolidated Operating Results

(% indicates changes from the previous corresponding period.)

	Operating revenue		Operating income		Ordinary income		Income attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Fiscal year ended March 31, 2024	296,509	17.5	25,241	146.8	51,591	92.8	87,657	225.5
March 31, 2023	252,338	17.8	10,228	-	26,764	-	26,929	-

(Note) Comprehensive income:

Fiscal year ended March 31, 2024: ¥94,000 million [227.7%]
 Fiscal year ended March 31, 2023: ¥28,688 million [-%]

	Earnings per share	Diluted earnings per share	Return on equity	Ratio of ordinary income to total assets	Ratio of operating income to operating revenue
Fiscal year ended	Yen	Yen	%	%	%
March 31, 2024	524.57	-	20.7	5.1	8.5
March 31, 2023	161.72	-	7.0	2.9	4.1

(Reference) Equity in earnings (losses) of affiliated companies:

Fiscal year ended March 31, 2024: ¥25,927 million
 Fiscal year ended March 31, 2023: ¥17,401 million

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio	Net assets per share
	Million yen	Million yen	%	Yen
As of March 31, 2024	1,064,202	469,157	42.4	2,778.53
As of March 31, 2023	965,573	410,945	40.9	2,357.93

(Reference) Equity:

As of March 31, 2024: ¥451,622 million
 As of March 31, 2023: ¥394,912 million

(3) Consolidated Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
Fiscal year ended	Million yen	Million yen	Million yen	Million yen
March 31, 2024	60,045	28,137	(40,264)	82,328
March 31, 2023	47,238	(29,505)	(20,916)	34,410

2. Dividends

	Annual dividends					Total dividends (annual)	Payout ratio (consolidated)	Ratio of dividends to net assets (consolidated)
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total			
Fiscal year ended	Yen	Yen	Yen	Yen	Yen	Million yen	%	%
March 31, 2023	-	8.50	-	11.50	20.00	3,378	12.4	0.9
March 31, 2024	-	13.00	-	26.00	39.00	6,458	7.4	1.5
Fiscal year ending March 31, 2025 (Forecast)	-	18.00	-	18.00	36.00		12.4	

(Note) The year-end dividend per share for the fiscal year ended March 31, 2024 consists of 18.00 yen ordinary dividend and 8.00 yen special dividend.

3. Consolidated Financial Results Forecast for the Fiscal Year Ending March 31, 2025 (April 1, 2024 to March 31, 2025)

(% indicates changes from the previous corresponding period.)

	Operating revenue		Operating income		Ordinary income		Income attributable to owners of parent		Earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full year	337,600	13.9	33,700	33.5	58,100	12.6	47,000	(46.4)	289.16

* Notes:

(1) Changes in significant subsidiaries during the period under review (changes in specified subsidiaries resulting in changes in scope of consolidation): None

(2) Changes in accounting policies, changes in accounting estimates and retrospective restatement

1) Changes in accounting policies due to the revision of accounting standards: None

2) Changes in accounting policies other than 1) above: None

3) Changes in accounting estimates: None

4) Retrospective restatement: None

(3) Total number of issued and outstanding shares (common stock)

1) Total number of issued shares at the end of the period (including treasury shares):

As of March 31, 2024: 172,411,185 shares

As of March 31, 2023: 172,411,185 shares

2) Total number of treasury shares at the end of the period:

As of March 31, 2024: 9,870,953 shares

As of March 31, 2023: 4,928,374 shares

3) Average number of shares during the period:

Fiscal year ended March 31, 2024: 167,102,107 shares

Fiscal year ended March 31, 2023: 166,523,301 shares

(Reference) Summary of Non-consolidated Financial Results

Non-consolidated Financial Results for the Fiscal Year Ended March 31, 2024

(April 1, 2023 to March 31, 2024)

(1) Non-consolidated Operating Results

(% indicates changes from the previous corresponding period.)

Fiscal year ended	Operating revenue		Operating income		Ordinary income		Net income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
March 31, 2024	88,646	21.8	12,072	137.9	17,052	297.2	67,711	-
March 31, 2023	72,773	16.1	5,075	-	4,293	-	2,575	-

Fiscal year ended	Earnings per share	Diluted earnings per share
	Yen	Yen
March 31, 2024	401.74	-
March 31, 2023	15.30	-

(2) Non-consolidated Financial Position

As of	Total assets	Net assets	Equity ratio	Net assets per share
	Million yen	Million yen	%	Yen
March 31, 2024	676,638	210,376	31.1	1,283.35
March 31, 2023	605,633	176,421	29.1	1,044.36

(Reference) Equity:

As of March 31, 2024: ¥210,376 million

As of March 31, 2023: ¥176,421 million

Business-specific factors explaining why results differed from those of the previous period

In the period under review (ended March 2024), revenue and profit were higher than they were in the previous period (ended March 2023) for the following reasons. First, the railway business recorded higher revenue and profit because of brisk ridership to and from Narita Airport following a surge in inbound demand, and because of a general increase in travel demand after Covid-19 was downgraded to a class 5 disease (under the Act on the Prevention of Infectious Diseases and Medical Care for Patients with Infectious Diseases). Second, we recorded gain on sale of shares of subsidiaries and affiliates.

* These financial results are outside the scope of audit by certified public accountants or an audit firm.

* Explanation of the proper use of financial results forecasts and other notes

1. The forward-looking statements contained herein were prepared based on information available as of the date of publication. Actual financial results may differ from what the forecasts suggest. For financial consolidated results forecasts, see “1 (4) Outlook” on page 4 of this Appendix.
2. The Company will hold a presentation session for institutional investors and analysts on Monday, May 20, 2024. The materials distributed at the presentation session will be posted on the Company’s website promptly thereafter.
3. The supplementary results presentation materials are appended to these financial results.

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1. Performance Summaries, Outlook, Dividend

(1) Summary of Operating Results in Period Under Review

The global economy

Japan's economy traced a moderate recovery path. A key development came in May 2023, when the government downgraded Covid-19 to a Class 5 disease (the same level as seasonal influenza). Although this move led to better corporate earnings and a recovery in consumer confidence, the recovery has been gradual due to changes in the employment situation and the effects of the weak yen and inflation.

Business actions we took

We proceeded with Medium-Term Business Plan D1, which lasts from fiscal 2022 to fiscal 2024. The objective of D1 is to set our businesses on the path of post-pandemic growth and make organizational changes to drive forward our long-term strategy, D Plan.

On October 31, 2023, we concluded a merger agreement with Shin-Keisei Electric Railway. Under the agreement, Keisei Electric Railway Co., Ltd. will absorb Shin-Keisei Electric Railway on April 1, 2025.

Business results

Operating revenue amounted to ¥296,509 million (up 17.5% year on year) and operating income amounted to ¥25,241 million (up 146.8% YoY). Ordinary income amounted to ¥51,591 million (up 92.8% YoY). Net income attributable to owners of parent amounted to ¥87,657 million (up 225.5% YoY), reflecting the fact that we recorded gain on sale of shares of subsidiaries and affiliates.

Disclosed below are the segment-specific results:

Transportation

Railway business

In March 2024, we embarked on a program to install platform doors and make other improvements at our stations with a special fare component provided for under the Railway Station Barrier-Free Fare Scheme. We started making the full switchover to digital radio on our rolling stock. Switching to digital radio will expedite emergency responses and thus improve passenger safety. Other safety actions during the period included installing platform doors at Oshiage Station. We also organized engineering work to improve the earthquake resistance of elevated track sections and stations.

We also proceeded with major rail engineering works. These included a project to construct grade separations along the Oshiage line in Katsushika-ku. For this project, we constructed a temporary station to which Keisei Tateishi Station will be relocated while the engineering work proceeds. We also proceeded with the rebuilding of Arakawa bridge, along the main line. To boost ridership capacity to accommodate increased demand with the functional enhancement of Narita Airport, we started preparatory works for the construction of a new factory at Sogo depot. The groundbreaking ceremony was held in April 2024.

On the business front, we took the following actions. In November, Keisei Electric Railway revised rail timetables and added to the Skyliner fleet a service that leaves Narita Airport during the night to offer greater convenience to passengers on flights that arrive late at night (as is often the case with low-cost carriers). We also ramped up promotion efforts overseas. For example, we organized a booth at an overseas travel exhibition to encourage travel to Japan, collaborated with Korean and other overseas travel agencies and rail companies, and offered Skyliner tickets on WeChat. In Sendai and other municipalities, we conducted a campaign to raise awareness about Skyliner and organized an event to commemorate Skyliner reaching a tally of 45 million passengers.

Bus business

For intercity bus services, we took the following actions. We reopened intercity bus links with Narita Airport and some other intercity bus services that we had previously withdrawn, and proactively provided temporary services during a peak period. We also launched a new intercity bus route, from Michino Terrace Toyosu (La Vista Tokyo Bay) to Haneda Airport. As for transit bus routes, Tokyo BRT Co., Ltd. and Keisei Bus Co., Ltd. launched services on a new route connecting Harumi 5 chome with central Tokyo. We also adjusted bus timetables to match the changes in travel demand. Kanto Railway Co., Ltd. and Keisei Bus Co., Ltd. introduced electric vehicles into the fleet as part of an effort to achieve carbon neutrality.

Taxi business

Our taxi subsidiaries worked to capitalize on resurgent demand. Keisei Taxi Ichikawa Co., Ltd. and Maihama Resort Cab Co., Ltd. introduced electric vehicles into their fleet and took various other measures.

The segment results were as follows: Operating revenue amounted to ¥180,360 million (up 22.0% year on year) and operating income amounted to ¥11,967 million (compared to ¥784 million in the previous year).

Distribution*Store*

Our store companies acted to increase their revenue growth. Keisei Store Co., Ltd., opened two Gyomu Super stores on a franchised basis (one of which was Yachimata Store) and some of its locations installed a solar power system. Community Keisei Co., Ltd., opened a FamilyMart store (Imba Nihon-Idai Station Store) and took over the management of two FamilyMart stores (one of which was Pronto LaLa Terrace Tokyo-Bay Store). Shin-Keisei Retailing Net Co., Ltd., took over the management of a 7-Eleven store (7-Eleven Urayasu Maihama Store).

Other

Keisei Rose Nurseries, Inc., took actions to increase footfall in Keisei Rose Garden. These actions included opening a strawberry picking patch during a limited period of the year.

The segment results were as follows: Operating revenue amounted to ¥56,292 million (up 9.8% year on year) and operating income amounted to ¥445 million (compared to an operating loss of ¥429 million in the previous period).

Real Estate*Leasing*

We invested proactively to boost profit growth and expand the business foundation. We promoted construction work for rental housing on land we had acquired in Senju-Kawaracho, Adachi-ku. We also acquired properties. These included non-residential properties in Kanamachi (Katsushika-ku), Honcho (Funabashi City), and Suehirocho (Kashiwa City). Alongside this, we acquired or constructed 18 residential properties in Tokyo neighborhoods to help the communities served by our rail lines to thrive.

Sales

Having sold the last of the units in Park Homes Chiba and Sungrande Chiba Tsuga Terrace, we completed the transfer process for these mid-rise apartment buildings. We sold units in another mid-rise apartment building, Premist Chiba Park. The transfer process for these units is scheduled for the next fiscal year. We also purchased land in Minami-Nagareyama (Nagareyama City), and in other locales with a view to building mid-rise apartment buildings there.

Other

We purchased prefectural land in the vicinity of Shin-Kamagaya Station, Kamagaya City, with a view to using the land for a mixed-use development.

The segment results were as follows: Operating revenue amounted to ¥33,525 million (up 15.8% year on year) and operating income amounted to ¥10,077 million (up 2.9% YoY).

Leisure, Service

We worked to capitalize on the recovery in demand for hotel and food services, particularly among inbound tourists. To attract more guests, Keisei Hotel Miramare revamped its concept room, repurposing part of a disused train. In an effort to grow revenue, Keisei Travel Service Co., Ltd., organized travel event packages with rail and bus companies. In an effort to streamline business processes, group companies started delegating their routine tasks and some other operations to We Keisei Inc.

The segment results were as follows: Operating revenue amounted to ¥17,047 million (up 35.5% year on year) and operating income amounted to ¥716 million (compared to an operating loss of ¥824 million in the previous period).

Construction

In this segment, we worked on engineering projects for improving our railways, participated in a consortium for large-scale construction projects, and aggressively marketed our services among potential clients outside our corporate group to increase the customer base.

The segment results were as follows: Operating revenue amounted to ¥31,414 million (up 12.4% year on year) and operating income amounted to ¥1,826 million (up 68.9% YoY).

(2) Summary of Financial Position in Period Under Review

At the end of the period under review:

Assets amounted to ¥1,064,202 million, up ¥98,628 million (10.2%) year on year. A major factor was an increase in property, plant, and equipment due to capital investment.

Liabilities amounted to ¥595,044 million, up ¥40,417 million (7.3%) year on year. A major factor was an increase in income taxes payable.

Net assets amounted to ¥469,157 million, up ¥58,211 million (14.2%) year on year. A major factor was an increase in retained earnings with the recording of net income attributable to owners of parent.

(3) Summary of Cash Flows in Period Under Review

(Cash flows from operating activities)

We recorded a positive cash flow of ¥60,045 million, up ¥12,806 million from the end of the previous consolidated period. This increase in net inflow occurred because depreciation was deducted from income before income taxes.

(Cash flows from investing activities)

We recorded a positive cash flow of ¥28,137 million. The main factor was proceeds from sales of stocks of subsidiaries and affiliates.

(Cash flows from financing activities)

We recorded a negative cash flow of ¥40,264 million, up ¥19,347 million from the end of the previous consolidated period. This increase in net outflow reflects expenditure on stock buybacks.

(4) Outlook

For the period ending March 2025, we expect operating revenue of ¥337.6 billion (up 13.9% from the period under review) given that the Transportation segment will experience an increase in ridership to/from Narita Airport, and the Distribution and Construction segment will experience an increase in M&A.

Regarding M&A, no decisions have been made as of today. (April 26, 2024)

The profit outlook is as follows: We expect operating income of ¥33.7 billion (up 33.5% from the period under review), ordinary income of ¥58.1 billion (up 12.6% from the period under review), and net income attributable to owners of parent of ¥47.0 billion (down 46.4% from the period under review). The net income figure represents a comedown relative to the high result in the period under review, when we recorded gain on sale of shares of subsidiaries and affiliates.

For consolidated financial results forecasts by segment, see Consolidated Financial Results Forecasts for Fiscal Year Ending March 31, 2025 on page 19 of this Appendix.

Please note that consolidated financial results forecasts are based on information that was available at the time the forecasts were announced. Actual financial results may differ from what the forecasts suggest.

(5) Basic Dividend Policy, Dividend for Period Under Review and for Forthcoming Period

Our basic dividend policy is to distribute profit to shareholders in a stable and continuous manner, taking into account certain variables. These variables include business performance and the level of reserves we require to develop our businesses and to strengthen and stabilize our financial foundation. This policy reflects the fact that our business operations, which primarily involve railways, intersect significantly with public affairs.

The year-end dividend for the current fiscal year is based on the above basic policy, and in conjunction with the recording of extra ordinary income from the partial transfer of affiliated company stocks, a special dividend of 8 yen has been added, resulting in a total of 26 yen per share (ordinary dividend of 18 yen, special dividend of 8 yen).

For the next period under review (ending March 2025), we will pay an annual dividend of ¥36 per share (consisting of an interim dividend of ¥18.00 per share and a year-end dividend of ¥18.00 per share).

We will keep some of the profit earned in both periods. Some of this profit will be reinvested in ongoing efforts to enhance comfort and safety on our railways. Some will be used to reduce our interest-bearing debt.

2. Criteria for Selecting Accounting Standard

We currently apply Japan's Generally Accepted Accounting Principles (J-GAAP). Although we continue to gather information on other accounting standards, we believe that J-GAAP still suits us best. That is, J-GAAP offers a net benefit in terms of preparing financial statements and it enables comparisons with our industry peers. We will continue to apply J-GAAP for the foreseeable future, barring any drastic changes in the business environment.

3. Consolidated Financial Statements with Main Notes

(1) Consolidated Balance Sheet

(Millions of yen)

	Previous consolidated accounting period (as of March 31, 2023)	Consolidated accounting period under review (as of March 31, 2024)
Assets		
Current assets		
Cash and deposits	34,607	82,459
Notes and accounts receivable: Trade and contract assets	28,445	31,755
Land and building for sale	6,224	8,013
Merchandise	2,246	2,255
Work in progress	168	109
Raw materials and supplies	4,085	4,235
Other	14,420	15,365
Allowance for doubtful accounts	(36)	(29)
Total current assets	90,160	144,165
Non-current assets		
Property, plant, and equipment		
Buildings and structures, net	321,354	326,722
Machinery, equipment, and vehicles, net	30,780	30,422
Land	207,127	217,725
Leased assets, net	29,506	28,910
Construction in progress	42,636	51,348
Other, net	4,168	4,804
Total property, plant, and equipment	635,573	659,935
Intangible assets		
Leased assets, net	1,161	1,220
Other	11,934	11,090
Total intangible assets	13,095	12,310
Investments and other assets		
Investment securities	202,892	225,591
Long-term loans receivable	160	182
Retirement benefit assets	178	176
Deferred tax assets	18,987	17,012
Other	4,219	4,509
Allowance for doubtful accounts	(183)	(184)
Total investments and other assets	226,256	247,286
Total non-current assets	874,925	919,533
Deferred assets	486	502
Assets	965,573	1,064,202

(Millions of yen)

	Previous consolidated accounting period (as of March 31, 2023)	Consolidated accounting period under review (as of March 31, 2024)
Liabilities		
Current liabilities		
Notes and accounts payable trade	20,723	25,461
Short-term loans payable	55,986	69,194
Current portion of bonds payable	20,000	10,150
Lease obligations	4,985	4,856
Income taxes payable	2,504	30,925
Provision for bonuses	3,954	4,225
Other	74,483	78,945
Total current liabilities	182,638	223,759
Non-current liabilities		
Bonds	110,450	120,300
Long-term loans payable	148,431	140,237
Long-term accounts payable to JR TT	36,710	33,645
Lease obligations	19,964	19,957
Deferred tax liabilities	2,128	2,713
Retirement benefit liability	39,784	39,870
Other	14,519	14,560
Total non-current liabilities	371,989	371,284
Liabilities	554,627	595,044
Net assets		
Shareholders' equity		
Capital stock	36,803	36,803
Capital surplus	34,396	34,404
Retained earnings	335,790	419,309
Treasury stock	(13,641)	(45,171)
Total shareholders' equity	393,350	445,345
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	2,537	6,851
Remeasurements of defined benefit plans	(975)	(575)
Total accumulated other comprehensive income	1,562	6,276
Non-controlling interests	16,033	17,535
Net assets	410,945	469,157
Liabilities and net assets	965,573	1,064,202

(2) Consolidated Income Statement and Consolidated Statement of Comprehensive Income

Consolidated Income Statement

(Millions of yen)

	Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Operating revenue	252,338	296,509
Operating expenses		
Transport related operating expenses and sales costs	198,178	221,788
Selling, general, and administrative expenses	43,930	49,479
Total operating expenses	242,109	271,268
Operating income	10,228	25,241
Non-operating income		
Interest income	249	312
Dividend income	219	258
Share of profit of entities accounted for using equity method	17,401	25,927
Employment adjustment subsidy	269	-
Miscellaneous income	2,804	3,223
Total non-operating income	20,944	29,721
Non-operating expenses		
Interest expenses	2,420	2,558
Subsidy redemption loss	1,227	-
Miscellaneous expenses	760	813
Total non-operating expenses	4,408	3,372
Ordinary income	26,764	51,591
Extraordinary income		
Gain on sale of shares of subsidiaries and affiliates	-	70,853
Contribution for construction	1,207	1,962
Negative goodwill	9,214	-
Other	543	183
Total extraordinary income	10,965	73,000
Extraordinary losses		
Loss on reduction of non-current assets	1,025	1,552
Impairment loss	1,834	542
Loss on retirement of non-current assets	520	441
Loss on step acquisitions	1,470	-
Other	20	114
Total extraordinary losses	4,871	2,651
Net income before income taxes	32,858	121,940
Income taxes: Current	3,140	31,675
Income taxes: Deferred	1,752	978
Total income taxes	4,892	32,653
Net income	27,966	89,286
Net income attributable to non-controlling interests	1,036	1,629
Net income attributable to owners of parent	26,929	87,657

Consolidated Statement of Comprehensive Income

(Millions of yen)

	Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Net income	27,966	89,286
Other comprehensive income		
Valuation difference on available-for-sale securities	465	3,412
Remeasurements of defined benefit plans, net of tax	632	121
Share of other comprehensive income of entities accounted for using equity method	(375)	1,179
Total other comprehensive income	722	4,714
Comprehensive income	28,688	94,000
Comprehensive income attributable to		
owners of parent	27,601	92,371
non-controlling interests	1,086	1,629

(3) Consolidated Statement of Changes in Shareholders' Equity

Previous consolidated accounting period (April 1, 2022, to March 31, 2023)

(Millions of yen)

	Shareholders' equity				
	Capital stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Opening balance	36,803	28,410	309,843	(6,184)	368,873
Change during period					
Dividends of surplus			(2,887)		(2,887)
Net income attributable to owners of parent			26,929		26,929
Change in scope of consolidation			1,099		1,099
Change resulting from acquisition of stock in consolidated subsidiary		(0)			(0)
Change in ownership interest of parent due to transactions with non-controlling interests		98			98
Change related to merger with consolidated or non-consolidated subsidiary		61	805		867
Stock buyback				(24,553)	(24,553)
Retirement of treasury stock		0		2	2
Increase following stock swap		5,825		17,094	22,920
Change in equity in affiliates accounted for by equity method-treasury stock					-
Net change in items other than shareholders' equity					
Total change during period	-	5,986	25,947	(7,456)	24,476
Closing balance	36,803	34,396	335,790	(13,641)	393,350

	Accumulated other comprehensive income				Non-controlling interests	Net assets
	Valuation difference on available-for-sale securities	Deferred gains (losses) on hedges	Remeasurements of defined benefit plans	Total accumulated other comprehensive income		
Opening balance	2,210	38	(1,358)	890	17,941	387,705
Change during period						
Dividends of surplus						(2,887)
Net income attributable to owners of parent						26,929
Change in scope of consolidation						1,099
Change resulting from acquisition of stock in consolidated subsidiary						(0)
Change in ownership interest of parent due to transactions with non-controlling interests						98
Change related to merger with consolidated or non-consolidated subsidiary						867
Stock buyback						(24,553)
Retirement of treasury stock						2
Increase following stock swap						22,920
Change in equity in affiliates accounted for by equity method-treasury stock						-
Net change in items other than shareholders' equity	326	(38)	383	672	(1,907)	(1,235)
Total change during period	326	(38)	383	672	(1,907)	23,240
Closing balance	2,537	-	(975)	1,562	16,033	410,945

Consolidated accounting period under review (April 1, 2023, to March 31, 2024)

(Millions of yen)

	Shareholders' equity				
	Capital stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Opening balance	36,803	34,396	335,790	(13,641)	393,350
Change during period					
Dividends of surplus			(4,138)		(4,138)
Net income attributable to owners of parent			87,657		87,657
Change in scope of consolidation					-
Change resulting from acquisition of stock in consolidated subsidiary		(0)			(0)
Change in ownership interest of parent due to transactions with non-controlling interests		7			7
Change related to merger with consolidated or non-consolidated subsidiary					-
Stock buyback				(31,606)	(31,606)
Retirement of treasury stock					-
Increase following stock swap					-
Change in equity in affiliates accounted for by equity method-treasury stock				75	75
Net change in items other than shareholders' equity					
Total change during period	-	7	83,518	(31,530)	51,995
Closing balance	36,803	34,404	419,309	(45,171)	445,345

	Accumulated other comprehensive income				Non-controlling interests	Net assets
	Valuation difference on available-for-sale securities	Deferred gains (losses) on hedges	Remeasurements of defined benefit plans	Total accumulated other comprehensive income		
Opening balance	2,537	-	(975)	1,562	16,033	410,945
Change during period						
Dividends of surplus						(4,138)
Net income attributable to owners of parent						87,657
Change in scope of consolidation						-
Change resulting from acquisition of stock in consolidated subsidiary						(0)
Change in ownership interest of parent due to transactions with non-controlling interests						7
Change related to merger with consolidated or non-consolidated subsidiary						-
Stock buyback						(31,606)
Retirement of treasury stock						-
Increase following stock swap						-
Change in equity in affiliates accounted for by equity method-treasury stock						75
Net change in items other than shareholders' equity	4,314	-	400	4,714	1,502	6,216
Total change during period	4,314	-	400	4,714	1,502	58,211
Closing balance	6,851	-	(575)	6,276	17,535	469,157

(4) Consolidated Cash Flows

(Millions of yen)

	Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Cash flows from operating activities		
Net income before income taxes	32,858	121,940
Depreciation	31,616	33,352
Impairment loss	1,834	542
Loss on reduction of non-current assets	1,025	1,552
Loss on retirement of non-current assets	609	1,075
Interest and dividend income	(468)	(570)
Interest expenses	2,420	2,558
Share of loss (profit) of entities accounted for using equity method	(17,401)	(25,927)
Employment adjustment subsidy	(269)	-
Subsidy redemption loss	1,227	-
Negative goodwill	(9,214)	-
Loss (gain) on step acquisitions	1,470	-
Loss (gain) on sale of shares of subsidiaries and affiliates	-	(70,853)
Contribution for construction	(1,207)	(1,962)
Decrease (increase) in inventories	(406)	(2,144)
Other	6,925	2,095
Subtotal	51,020	61,657
Interest and dividend income received	2,942	4,005
Interest expenses paid	(2,375)	(2,518)
Employment adjustment subsidy received	439	-
Subsidy redemption	(1,344)	-
Income taxes paid	(3,443)	(3,099)
Cash flows from operating activities	47,238	60,045
Cash flows from investing activities		
Purchase of non-current assets	(32,832)	(54,535)
Proceeds from sale of non-current assets	850	872
Proceeds from contribution for construction	2,512	5,343
Proceeds from sale of shares of subsidiaries and affiliates	-	80,131
Purchase of investment securities	(33)	(3,336)
Other	(1)	(336)
Cash flows from investing activities	(29,505)	28,137
Cash flows from financing activities		
Net increase (decrease) in short-term loans payable	825	4,129
Proceeds from long-term loans payable	14,608	16,080
Repayments of long-term loans payable	(15,690)	(15,195)
Increase (decrease) in commercial papers	(4,000)	-
Proceeds from issuance of bonds	19,900	19,900
Redemption of bonds	-	(20,000)
Repayments of accounts payable to JR TT	(3,009)	(3,888)
Repayments of lease obligations	(6,635)	(5,393)
Stock buyback	(23,664)	(31,606)
Cash dividends paid	(2,887)	(4,138)
Other	(363)	(152)
Cash flows from financing activities	(20,916)	(40,264)

(Millions of yen)

	Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Increase (decrease) in cash and cash equivalents	(3,182)	47,918
Cash and cash equivalents at beginning of period	25,277	34,410
Increase in cash and cash equivalents following stock swap	11,623	-
Increase in cash and cash equivalents from newly consolidated subsidiary	585	-
Increase in cash and cash equivalents following merger with non-consolidated subsidiary	106	-
Cash and cash equivalents at end of period	34,410	82,328

(5) Notes to Consolidated Financial Statements

(Notes on the Going Concern Assumption)

No notes.

(Segment Information)

1. Description of Reportable Segments

Our reportable segments are components of our organization for which discrete financial information is available. They are also subject to regular review by the Board of Directors. In these reviews, the board considers the allocation of resources among the reportable segments and the performance of each segment.

The reportable segments are as follows. Transport includes railway operations, which accounts for the bulk of our operations.

<u>Reportable segment</u>	<u>Main operations</u>
Transportation	— Railway, road (bus, taxi)
Distribution	— Retail (store, department store)
Real Estate	— Real estate for lease and sale
Leisure, Service	— Accommodation (hotels), tourism services
Construction	— Contracting for civil engineering and construction
Other	— Maintenance of rolling stock and road vehicles

2. Method for Calculating Segment-Specific Operating Revenue, Profit (Loss), Assets, and Other Items

Segment profit is reported as operating income. Inter-segment transactions and transfers are priced at the going rate.

3. Monetary Amounts for Segment-Specific Operating Revenue, Profit (Loss), Assets, and Other Items

Previous consolidated accounting period (April 1, 2022, to March 31, 2023)

(Millions of yen)

	Transportation	Distribution	Real Estate	Leisure, Service	Construction	Other	Total	Reconciliation *1	Book value *2
Operating revenue									
(1) Operating revenue from sales to external customers	147,233	50,740	21,879	10,003	17,355	5,126	252,338	-	252,338
(2) Operating revenue or transfer balance from inter-segment sales	625	523	7,072	2,577	10,588	4,023	25,411	(25,411)	-
Total	147,859	51,264	28,952	12,580	27,944	9,149	277,750	(25,411)	252,338
Segment profit (loss)	784	(429)	9,794	(824)	1,081	57	10,463	(235)	10,228
Segment assets	510,056	23,811	213,937	8,613	20,513	10,402	787,335	178,237	965,573
Other									
Depreciation	25,047	970	5,217	282	52	116	31,686	(70)	31,616
Impairment loss	47	1,747	-	39	-	-	1,834	-	1,834
Increase in property, plant, and equipment or in intangible non-current assets	25,138	1,608	10,899	450	35	121	38,254	-	38,254

(Notes) 1 (1) Reconciliation covers expenses related to purchase of shares in subsidiaries, inter-segment eliminations, and inter-segment goodwill amortization.

(2) The reconciliation for segment assets covered the ¥226,285 million in inter-segment eliminations and pan-organizational assets. “Pan-organizational assets” are assets that are not attributable to any reportable segment. These can include surplus funds (cash and cash equivalents, short-term loans receivable), long-term investments (investment securities, long-term loans receivable), or shares held in equity-method affiliates.

(3) The reconciliations for segment depreciation covered inter-segment eliminations.

2 Segment profit (loss) is reconciled to the operating income reported in the consolidated income statement.

3 Increase in property, plant, and equipment or in intangible non-current assets: This increase does not account for the increase attributable to an increase in the scope of consolidation.

Consolidated Accounting Period Under Review (April 1, 2023, to March 31, 2024)

(Millions of yen)

	Transportation	Distribution	Real Estate	Leisure, Service	Construction	Other	Total	Reconciliation *1	Book value *2
Operating revenue									
(1) Operating revenue from sales to external customers	179,550	55,622	26,018	12,675	17,600	5,042	296,509	-	296,509
(2) Operating revenue or transfer balance from inter-segment sales	809	670	7,506	4,372	13,813	5,019	32,192	(32,192)	-
Total	180,360	56,292	33,525	17,047	31,414	10,061	328,702	(32,192)	296,509
Segment profit	11,967	445	10,077	716	1,826	228	25,262	(20)	25,241
Segment assets	517,918	25,154	234,305	9,853	22,172	11,975	821,380	242,821	1,064,202
Other									
Depreciation	26,344	733	5,879	293	49	133	33,433	(81)	33,352
Impairment loss	24	259	48	210	-	-	542	-	542
Increase in property, plant, and equipment or in intangible non-current assets	34,474	1,510	24,811	484	31	172	61,484	(776)	60,708

- (Notes) 1 (1) Reconciliation covers inter-segment eliminations, and inter-segment goodwill amortization.
(2) The reconciliation for segment assets covered the ¥291,316 million in inter-segment eliminations and pan-organizational assets. “Pan-organizational assets” are assets that are not attributable to any reportable segment. These can include surplus funds (cash and cash equivalents, short-term loans receivable), long-term investments (investment securities, long-term loans receivable), or shares held in equity-method affiliates.
(3) The reconciliations for segment depreciation covered inter-segment eliminations.
(4) The reconciliations for segment Increase in property, plant, and equipment or in intangible non-current assets covered inter-segment eliminations.
- 2 Segment profit is reconciled to the operating income reported in the consolidated income statement.

(Per-Share Information)

	Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Net assets per share	¥2,357.93	¥2,778.53
Basic earnings per share	¥161.72	¥524.57

- (Notes) 1 Diluted earnings per share is omitted here because there were no potential shares.
2 Basic earnings per share is calculated as follows.

		Previous consolidated accounting period (April 1, 2022 to March 31, 2023)	Consolidated accounting period under review (April 1, 2023 to March 31, 2024)
Net income attributable to owners of parent	(mm JPY)	26,929	87,657
that is not attributable to common stock	(mm JPY)	-	-
that is attributable to common stock	(mm JPY)	26,929	87,657
Average number of shares of common stock during period	(thousands of shares)	166,523	167,102

(Material Subsequent Events)

Subsidiary made a wholly owned subsidiary by means of a simple stock swap

Board of Directors, at a meeting held on April 26, 2024, approved a stock swap with Kanto Railway Co., Ltd, one of our consolidated subsidiaries, to make the subsidiary a wholly owned subsidiary. The stock swap will take effect on September 1, 2024, pending approval by Kanto Railway's shareholders at the ordinary general meeting to be held on June 25, 2024.

4. Supplementary Information to Earnings Report

■ Consolidated income statement

• Operating revenue and income grew thanks to a recovery in transport demand.
 • Impact of Shin-Keisei Electric Railway Co., Ltd. becoming consolidated subsidiary
 Operating revenue: +¥ 10 billion Operating income: +¥ 1.1 billion

Million yen, %		FY2022 Result	FY2023 Result	Change	% change
Transportation	Operating revenue	147,859	180,360	32,501	22.0
	Operating income	784	11,967	11,183	-
Distribution	Operating revenue	51,264	56,292	5,028	9.8
	Operating income	(429)	445	874	-
Real Estate	Operating revenue	28,952	33,525	4,573	15.8
	Operating income	9,794	10,077	282	2.9
Leisure, Service	Operating revenue	12,580	17,047	4,467	35.5
	Operating income	(824)	716	1,540	-
Construction	Operating revenue	27,944	31,414	3,469	12.4
	Operating income	1,081	1,826	745	68.9
Other	Operating revenue	9,149	10,061	911	10.0
	Operating income	57	228	171	300.6
Subtotal	Operating revenue	277,750	328,702	50,951	18.3
	Operating income	10,463	25,262	14,798	141.4
Reconciliation	Operating revenue	(25,411)	(32,192)	(6,780)	-
	Operating income	(235)	(20)	214	-
Total	Operating revenue	252,338	296,509	44,171	17.5
	Operating income	10,228	25,241	15,012	146.8
Non-operating income		20,944	29,721	8,777	41.9
Non-operating expenses		4,408	3,372	(1,036)	(23.5)
Ordinary income		26,764	51,591	24,826	92.8
Extraordinary income		10,965	73,000	62,034	565.7
Extraordinary losses		4,871	2,651	(2,220)	(45.6)
Net income before income taxes		32,858	121,940	89,081	271.1
Income taxes	Current	3,140	31,675	28,534	908.7
	Deferred	1,752	978	(774)	(44.2)
	Total	4,892	32,653	27,760	567.4
Net income		27,966	89,286	61,320	219.3
Net income attributable to non-controlling interests		1,036	1,629	592	57.2
Net income attributable to owners of parent		26,929	87,657	60,727	225.5

Non-operating income

Share of profit of entities accounted for
using equity method 17,401 **25,927**

Extraordinary income

Gain on sale of shares of subsidiaries and
affiliates - **70,853**
Negative goodwill 9,214 -

■ FY2023 Results by Segment

•Transportation

Million yen, %		FY2022 Result	FY2023 Result	Change	% change
Railway	Operating revenue	72,017	91,939	19,921	27.7
	Operating income	(337)	8,083	8,421	-
Bus	Operating revenue	47,548	55,975	8,426	17.7
	Operating income	721	2,999	2,277	315.7
Taxi	Operating revenue	28,293	32,446	4,152	14.7
	Operating income	400	884	484	121.2
Transportation	Operating revenue	147,859	180,360	32,501	22.0
	Operating income	784	11,967	11,183	-

•Distribution

Million yen, %		FY2022 Result	FY2023 Result	Change	% change
Store	Operating revenue	35,497	40,747	5,250	14.8
	Operating income	(65)	541	607	-
Department store	Operating revenue	10,404	9,921	(482)	(4.6)
	Operating income	(344)	(197)	147	-
Other	Operating revenue	5,363	5,623	260	4.9
	Operating income	(18)	101	119	-
Distribution	Operating revenue	51,264	56,292	5,028	9.8
	Operating income	(429)	445	874	-

•Real Estate

Million yen, %		FY2022 Result	FY2023 Result	Change	% change
Leasing	Operating revenue	22,938	25,875	2,936	12.8
	Operating income	9,436	9,362	(73)	(0.8)
Sales	Operating revenue	1,856	3,273	1,417	76.4
	Operating income	57	291	233	402.5
Management	Operating revenue	4,157	4,376	219	5.3
	Operating income	300	424	123	41.0
Real Estate	Operating revenue	28,952	33,525	4,573	15.8
	Operating income	9,794	10,077	282	2.9

Consolidated Results Forecast for Fiscal Year Ending March 31, 2025**Consolidated income statement**

- In the Transportation segment, Narita Airport transportation would be expected to increase
- In the Distribution and Construction segment, anticipating M&A currently under consideration

Million yen, %		FY2023 Result	FY2024 Forecast	Change	% change
Transportation	Operating revenue	180,360	195,600	15,239	8.4
	Operating income	11,967	18,500	6,532	54.6
Distribution	Operating revenue	56,292	61,600	5,307	9.4
	Operating income	445	700	254	57.2
Real Estate	Operating revenue	33,525	35,500	1,974	5.9
	Operating income	10,077	11,100	1,022	10.1
Leisure, Service	Operating revenue	17,047	19,100	2,052	12.0
	Operating income	716	700	(16)	(2.2)
Construction	Operating revenue	31,414	50,400	18,985	60.4
	Operating income	1,826	2,200	373	20.4
Other	Operating revenue	10,061	11,600	1,538	15.3
	Operating income	228	500	271	118.6
Subtotal	Operating revenue	328,702	373,800	45,097	13.7
	Operating income	25,262	33,700	8,437	33.4
Reconciliation	Operating revenue	(32,192)	(36,200)	(4,007)	-
	Operating income	(20)	0	20	-
Total	Operating revenue	296,509	337,600	41,090	13.9
	Operating income	25,241	33,700	8,458	33.5
Ordinary income		51,591	58,100	6,508	12.6
Net income attributable to owners of parent		87,657	47,000	(40,657)	(46.4)

Non-operating income

Share of profit of entities accounted for using equity method

25,927 **25,500**

Extraordinary income

Gain on sale of shares of subsidiaries and affiliates

70,853 -

Consolidated Results Forecast for Fiscal Year Ending March 31, 2025**IFY2024 Forecasts by Segment****•Transportation**

Million yen, %		FY2023 Result	FY2024 Forecast	Change	% change
Railway	Operating revenue	91,939	100,000	8,060	8.8
	Operating income	8,083	13,000	4,916	60.8
Bus	Operating revenue	55,975	60,800	4,824	8.6
	Operating income	2,999	4,300	1,300	43.4
Taxi	Operating revenue	32,446	34,800	2,353	7.3
	Operating income	884	1,200	315	35.6
Transportation	Operating revenue	180,360	195,600	15,239	8.4
	Operating income	11,967	18,500	6,532	54.6

•Distribution

Million yen, %		FY2023 Result	FY2024 Forecast	Change	% change
Store	Operating revenue	40,747	45,200	4,452	10.9
	Operating income	541	500	(41)	(7.7)
Department store	Operating revenue	9,921	10,500	578	5.8
	Operating income	(197)	0	197	-
Other	Operating revenue	5,623	5,900	276	4.9
	Operating income	101	200	98	97.8
Distribution	Operating revenue	56,292	61,600	5,307	9.4
	Operating income	445	700	254	57.2

•Real Estate

Million yen, %		FY2023 Result	FY2024 Forecast	Change	% change
Leasing	Operating revenue	25,875	27,700	1,824	7.1
	Operating income	9,362	10,700	1,337	14.3
Sales	Operating revenue	3,273	3,100	(173)	(5.3)
	Operating income	291	100	(191)	(65.7)
Management	Operating revenue	4,376	4,700	323	7.4
	Operating income	424	300	(124)	(29.3)
Real Estate	Operating revenue	33,525	35,500	1,974	5.9
	Operating income	10,077	11,100	1,022	10.1

■ Transportation Performance [non-consolidated]

Thousand people, Million yen, %		FY2022 Result	FY2023 Result	Change	% change
Number of passengers	Commuters	144,445	152,592	8,147	5.6
	Non-commuters	106,763	121,934	15,171	14.2
	Total	251,208	274,526	23,318	9.3
	To/from Narita Airport	13,952	21,911	7,959	57.0
	Charged limited Express	3,719	7,132	3,413	91.8
Revenue from passengers	Commuters	17,477	18,469	991	5.7
	Non-commuters	34,207	46,594	12,386	36.2
	Total	51,684	65,063	13,378	25.9
	To/from Narita Airport	13,153	23,714	10,560	80.3
	Charged limited Express	3,629	7,165	3,536	97.4

[Reference] Comparison with FY2020

Thousand people, Million yen, %		FY2019 Result	FY2023 Result	Change	% change
Number of passengers	Commuters	173,808	152,592	(21,216)	(12.2)
	Non-commuters	119,014	121,934	2,920	2.5
	Total	292,822	274,526	(18,296)	(6.2)
	To/from Narita Airport	21,717	21,911	194	0.9
	Charged limited Express	6,079	7,132	1,053	17.3
Revenue from passengers	Commuters	21,702	18,469	(3,233)	(14.9)
	Non-commuters	43,510	46,594	3,083	7.1
	Total	65,213	65,063	(149)	(0.2)
	To/from Narita Airport	21,177	23,714	2,536	12.0
	Charged limited Express	5,843	7,165	1,322	22.6

■ Results Forecast: Year-on-Year Change

Thousand people, Million yen, %		FY2023 Result	FY2024 Forecast	Change	% change
Number of passengers	Commuters	152,592	158,271	5,679	3.7
	Non-commuters	121,934	124,622	2,688	2.2
	Total	274,526	282,893	8,367	3.0
	To/from Narita Airport	21,911	25,291	3,380	15.4
	Charged limited Express	7,132	8,590	1,458	20.4
Revenue from passengers	Commuters	18,469	20,050	1,581	8.6
	Non-commuters	46,594	52,081	5,487	11.8
	Total	65,063	72,132	7,069	10.9
	To/from Narita Airport	23,714	28,691	4,976	21.0
	Charged limited Express	7,165	8,739	1,573	22.0