

For Sustainable Growth of the City

~ Urban development along the Tokyu Lines ~

March 4, 2015



TOKYU CORPORATION

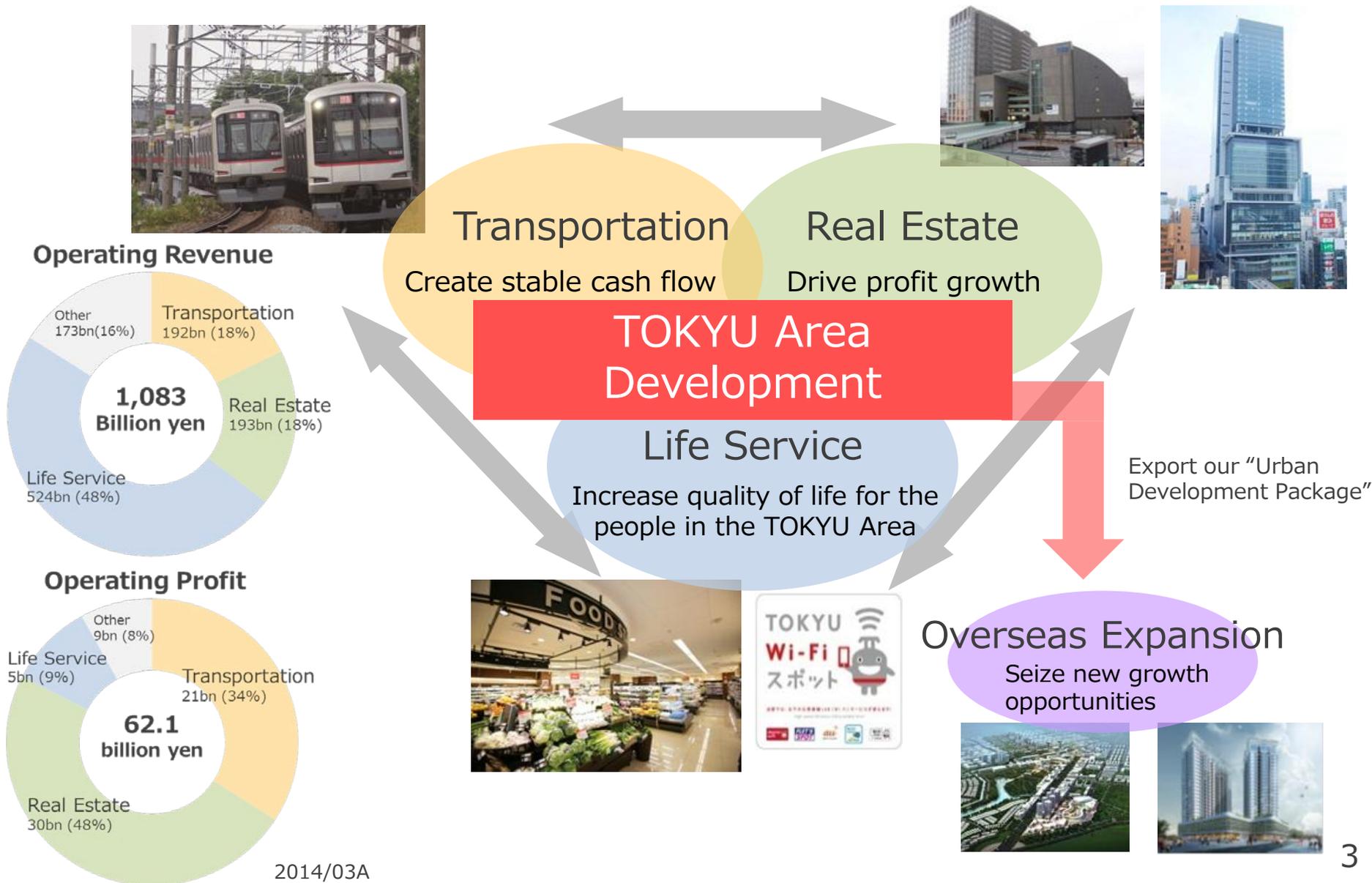
<http://www.tokyu.co.jp/>

Today's presentation

1. Company Profile
2. Growth pattern of Tokyo and Structure of a private railway company's territory
3. Recent cooperation efforts of railway business and urban development
4. Future strategies in anticipation of the changes in the social environment

1.COMPANY PROFILE

Basic Strategy for Improving Corporate Value





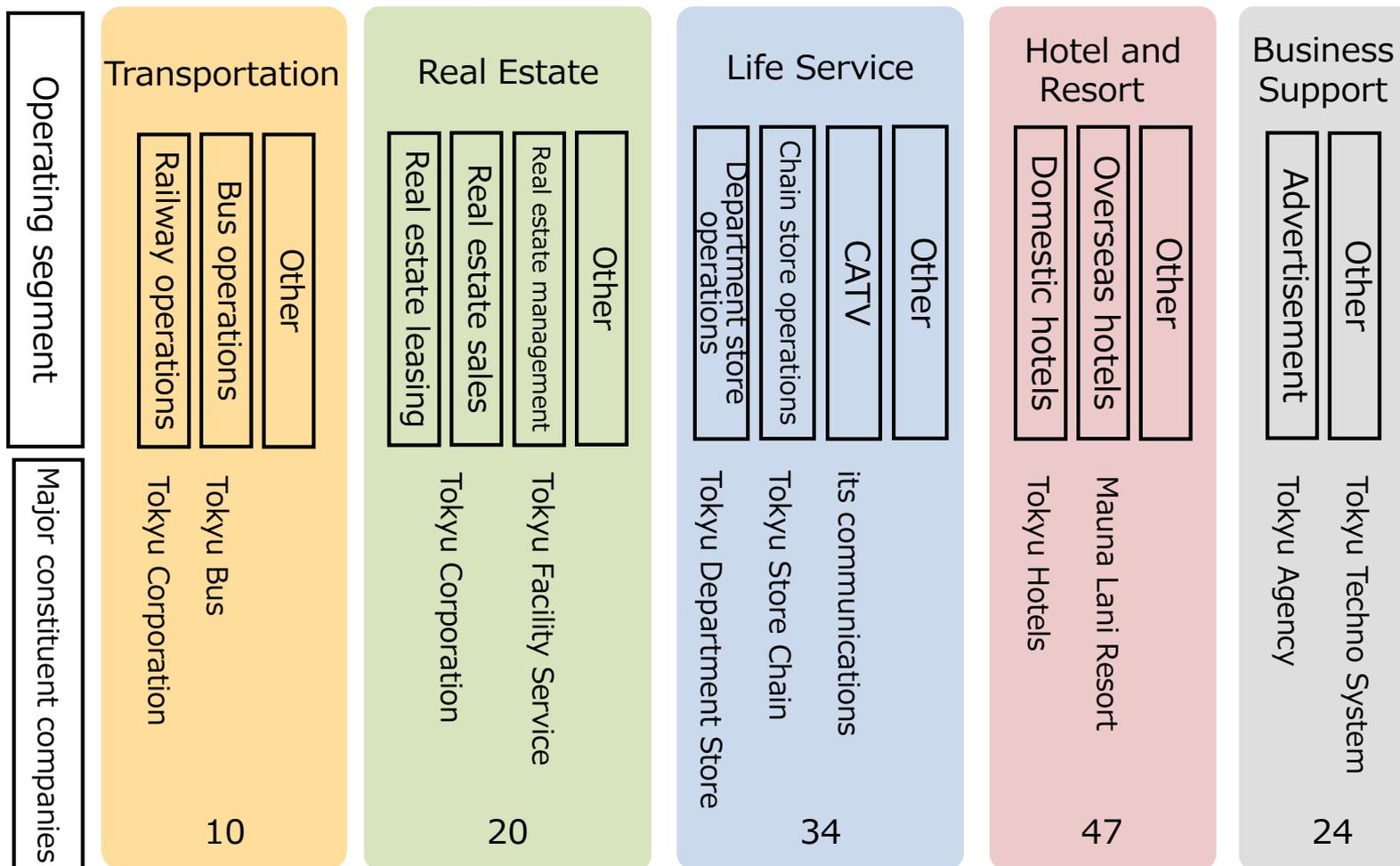
The Consolidated Segment and Constituent Companies

as of March 31, 2014

Consolidated subsidiaries: 126

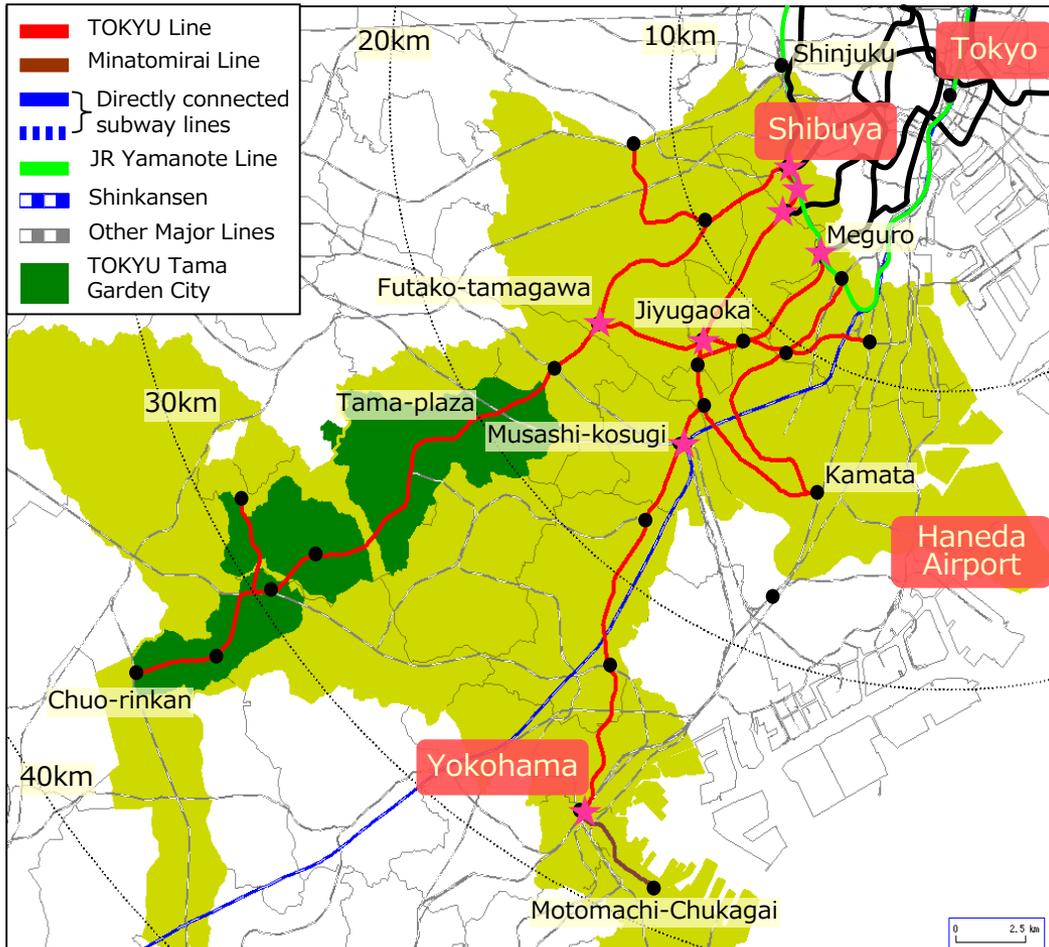
Equity-method affiliates: 17

Employee : 21,370 people [4,300 people (Tokyu Corporation)]



* Tokyu Corporation has an overlap in terms of segmentation by business line

Regional map of TOKYU Area



■ Area along the TOKYU Lines

- Area : 490 km²
- Population : 5.12 million

■ TOKYU Tama Garden City

- Area : 50 km²
- Population : 0.6 million

■ Tokyu rail service connects two of the largest cities in Japan, Tokyo and Yokohama.

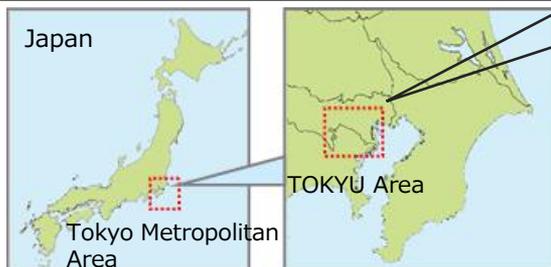
■ Ranking of “the most attractive towns to live in” 2014(Tokyo Metropolitan Area)

1st	Kichijoji	★ 11th	Meguro
★ 2nd	Jiyugaoka	12th	Omotesando
★ 3rd	Yokohama	13th	Kagurazaka
4th	Ebisu	14th	Azabu-juban
5th	Hiroo	15th	Shinjuku
★ 6th	Futako-tamagawa	★ 16th	Shibuya
7th	Kamakura	17th	Toyosu
★ 8th	Nakameguro	18th	Mitaka
9th	Shinagawa	★ 19th	Musashi-kosugi
★ 10th	Daikanyama	20th	Nakano

*Source: Questionnaires of MAJOR 7

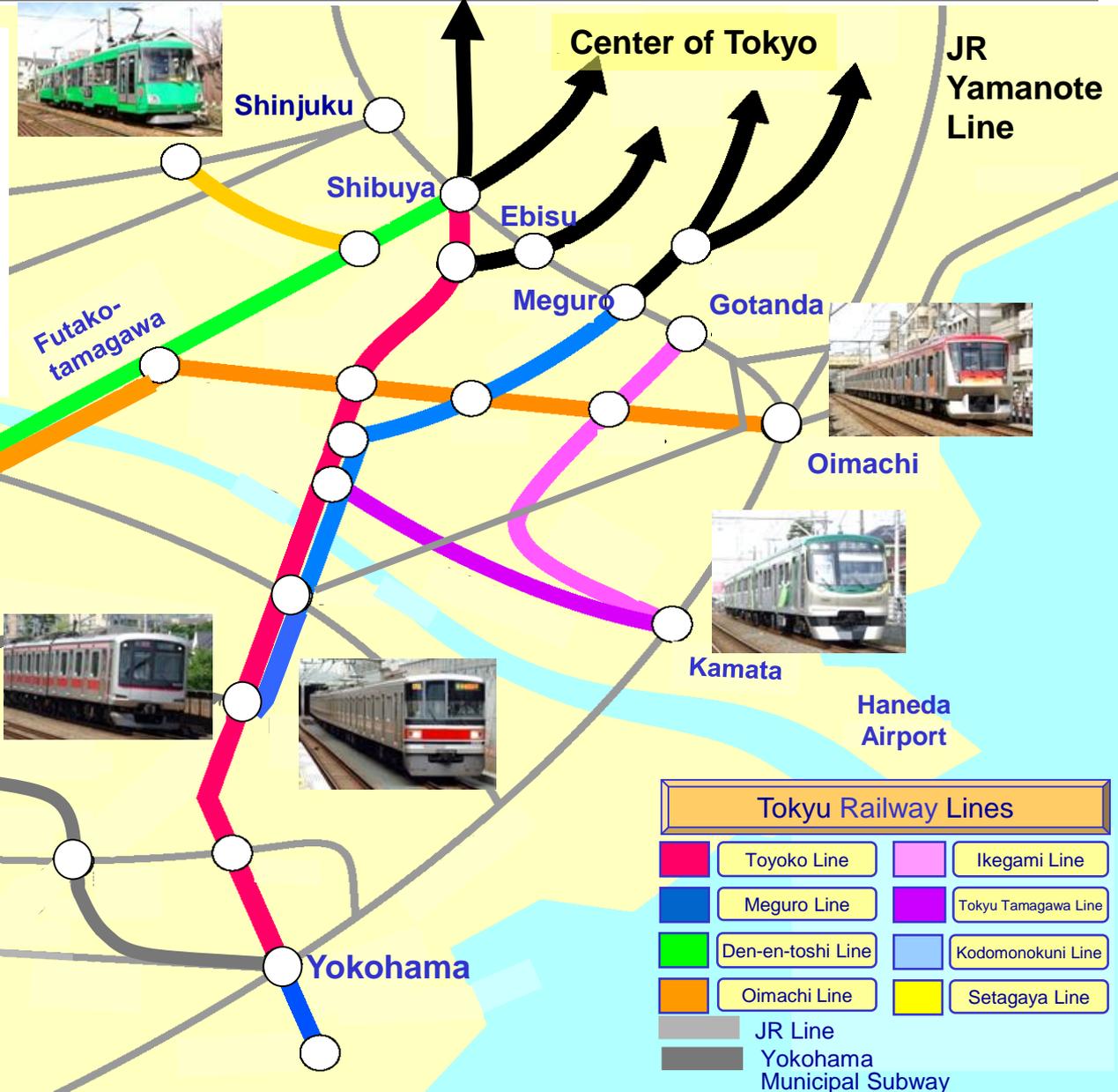
• Illustrations and figures prepared by Tokyu Retail Area Marketing System (TR・AMS)

*1 Calculated by multiplying “average consumption expenditures of all households” in 5 wards of Tokyo, Yokohama City and Kawasaki City and “number of households” in the 17 cities and wards along Tokyu Lines respectively. (Source: Ministry of Internal Affairs and Communications)



Map of Tokyu Railway Lines

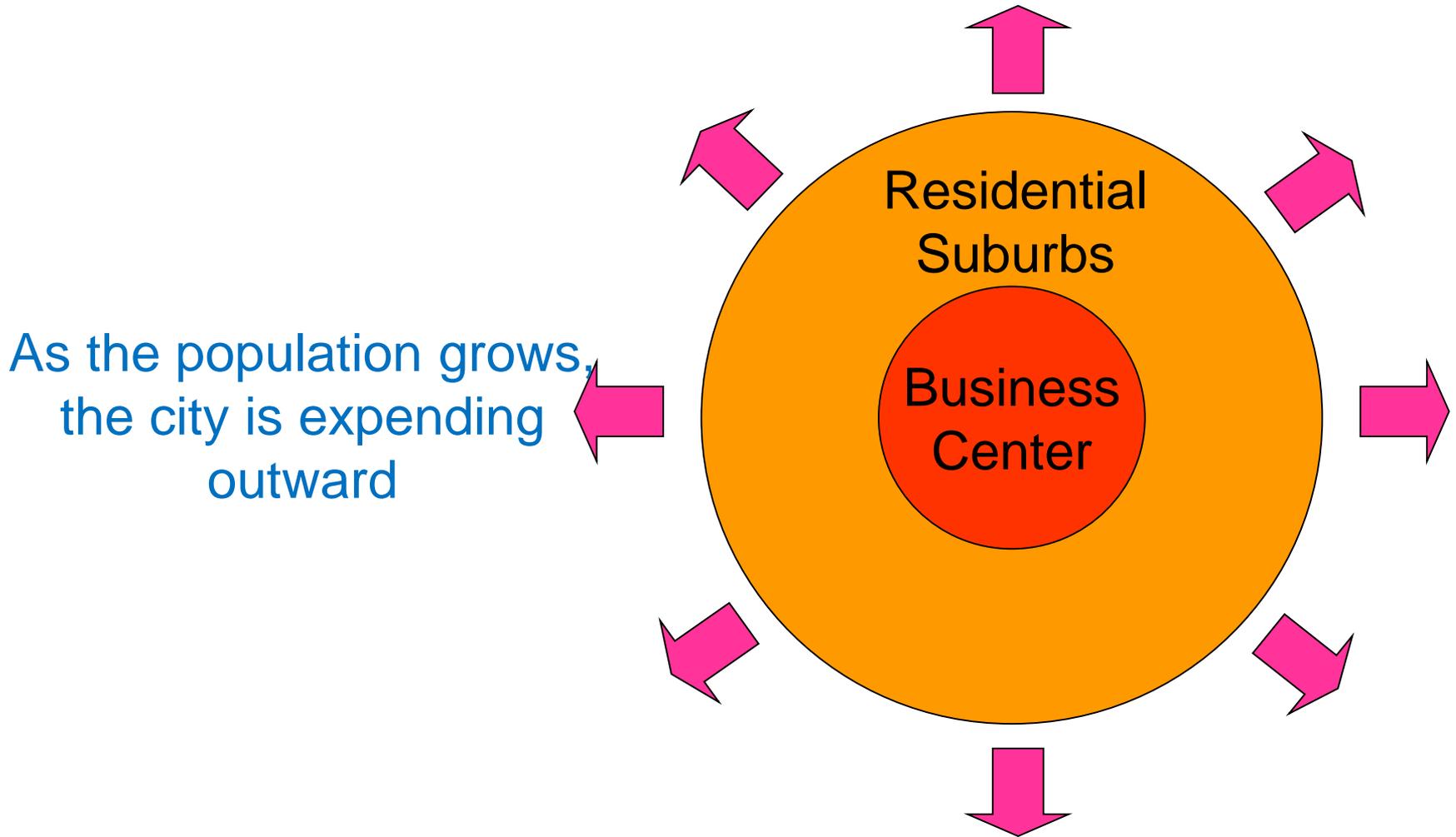
Lines: 8 (incl. 1 tram)
Length: 104.9km
Station : 97
Rolling stock: 1,217
Passengers: 1.12 billion / y
(3.06 million / d)
Income: ¥153 billion / y



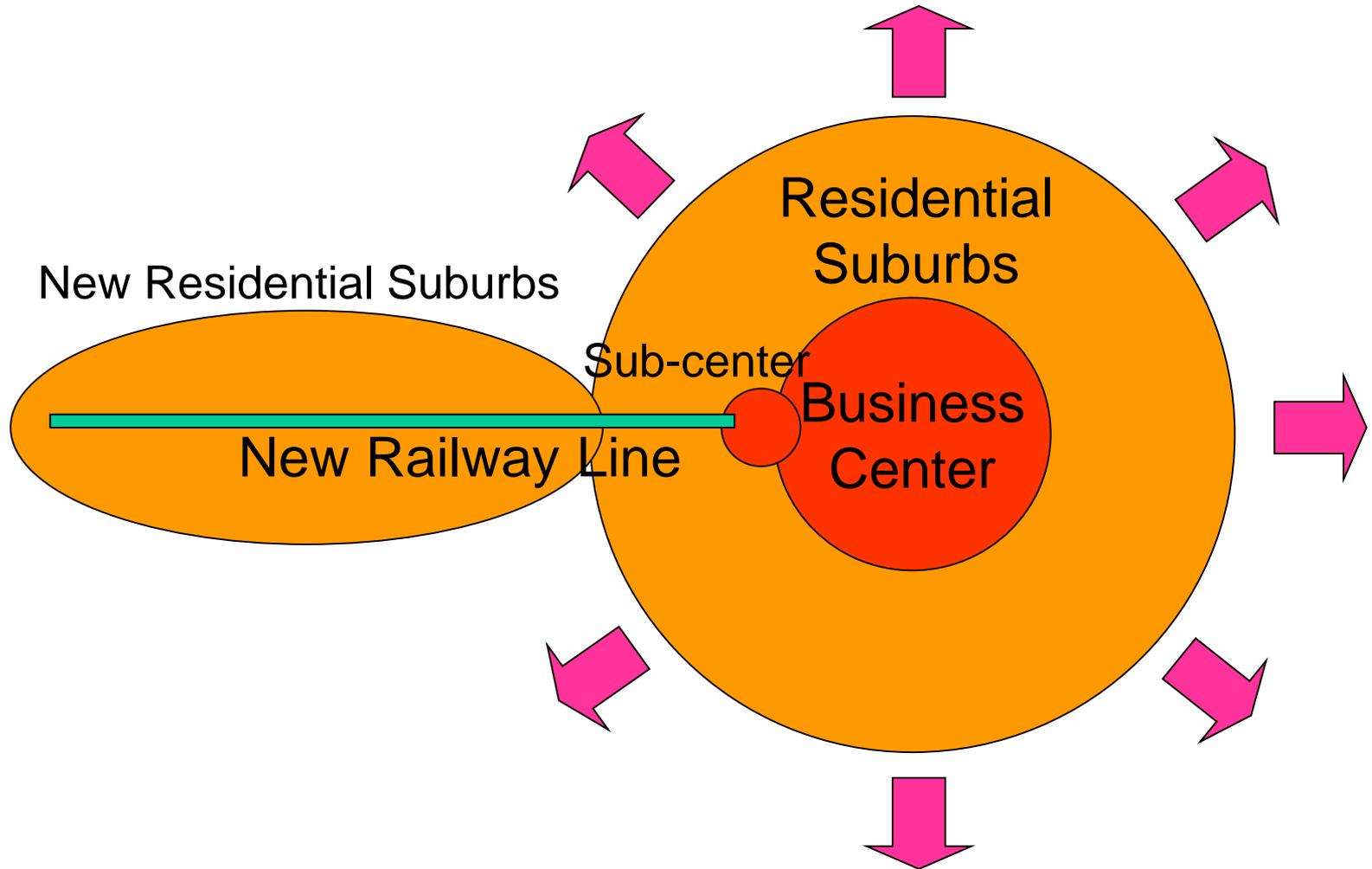
Tokyu Railway Lines			
	Toyoko Line		Ikegami Line
	Meguro Line		Tokyu Tamagawa Line
	Den-en-toshi Line		Kodomonokuni Line
	Oimachi Line		Setagaya Line
	JR Line		
	Yokohama Municipal Subway		

2. GROWTH PATTERN OF TOKYO AND STRUCTURE OF A PRIVATE RAILWAY COMPANY'S TERRITORY

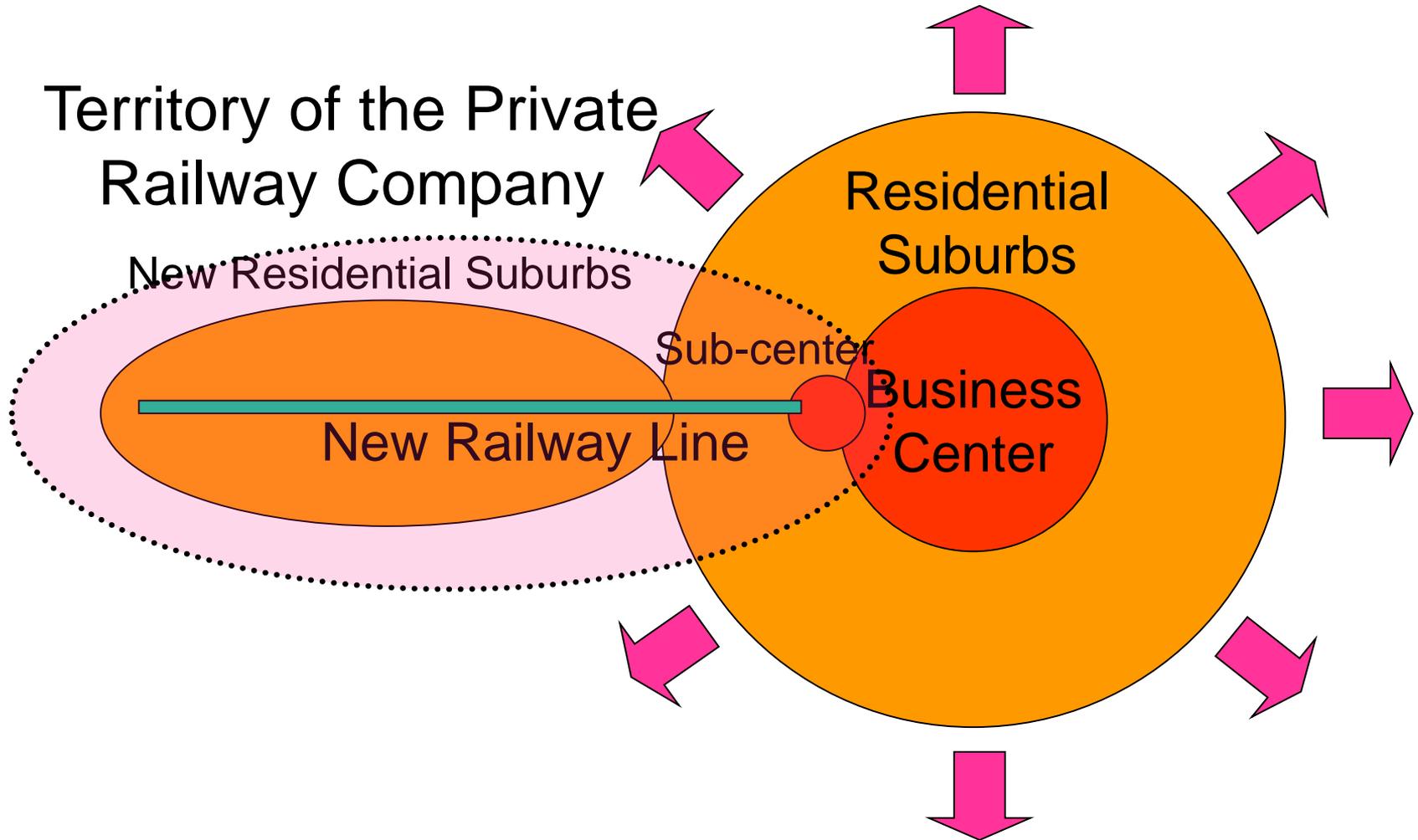
Growth pattern of Tokyo



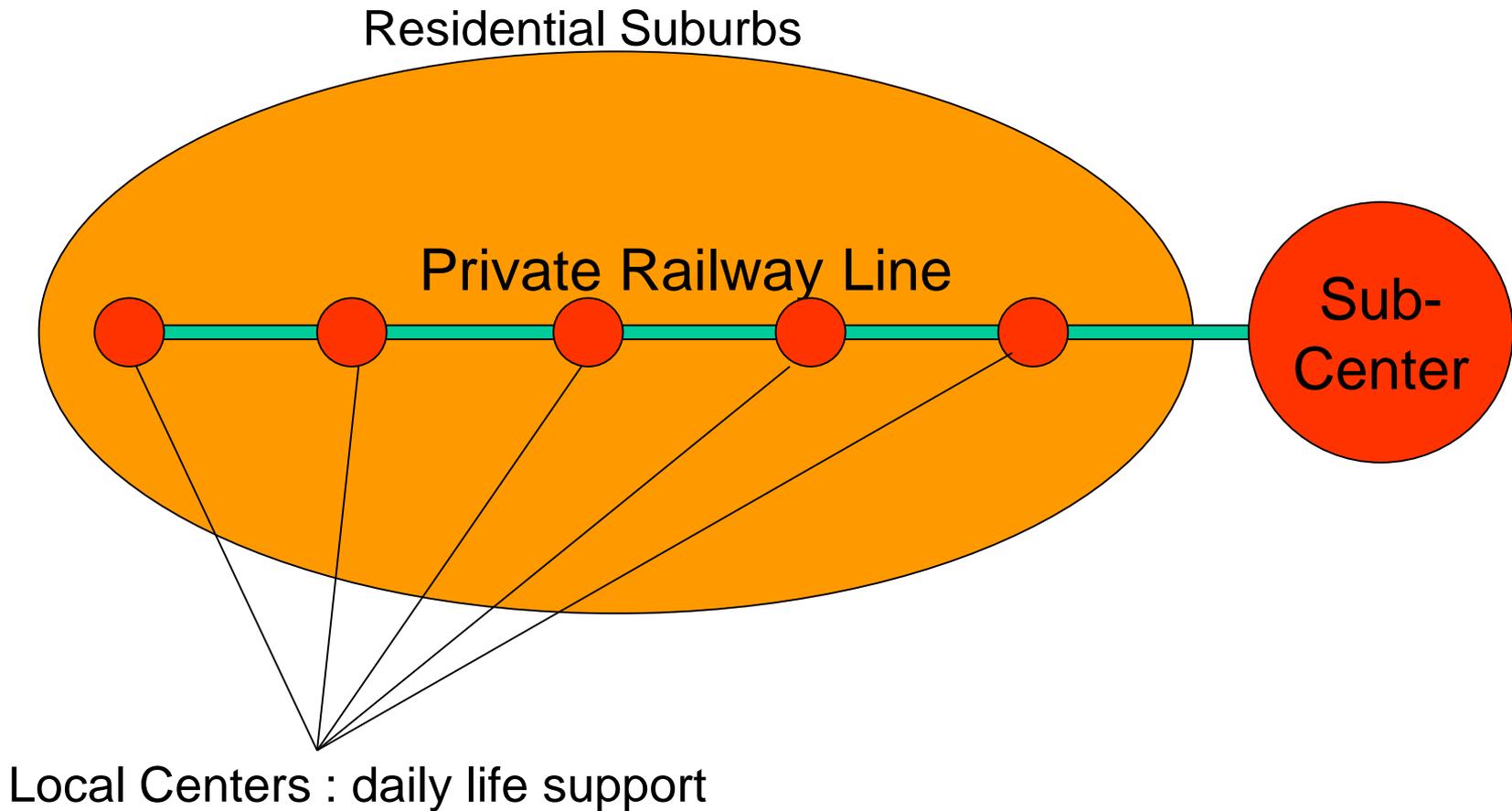
Growth pattern of Tokyo



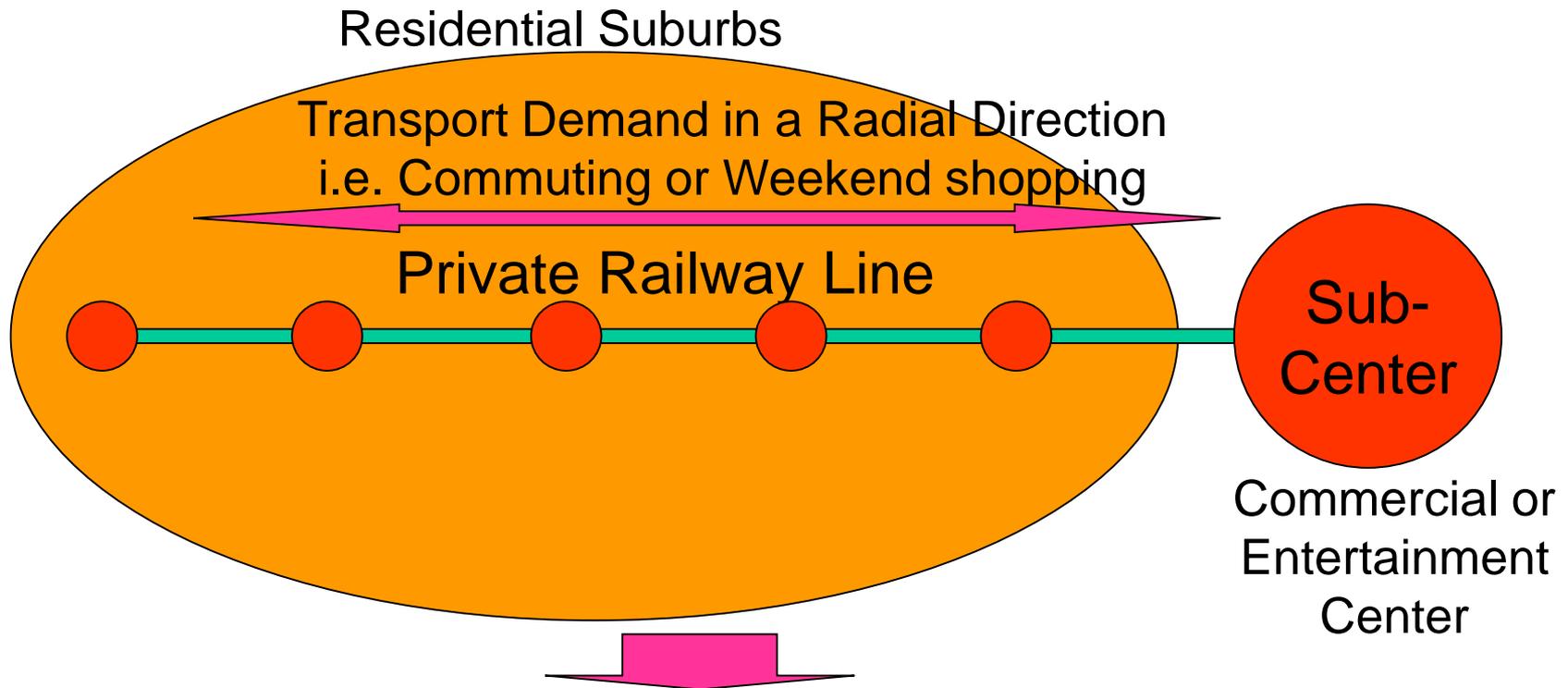
Growth pattern of Tokyo



Structure of a private railway company's territory



Structure of a private railway company's territory



Business Expansion by rise in migrations inside the company's territory and Creation of a Railway-oriented Life Style

TOKYU Area Development

While constructing the railway lines, the Company promoted urban development to expand its businesses.



Development of Denenchofu and Sensoku



Construction of Toyoko Line & Den-en-toshi Line



Tama Den-en-toshi development

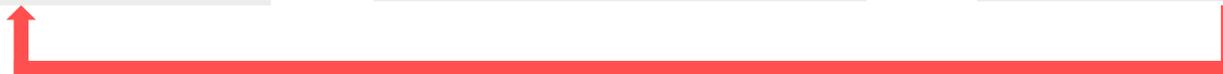
- Improving traffic accessibility
- Providing a comfortable and convenient living environment



- Population increase in TOKYU area



- Increase in the number of passengers carried and
- Rising real estate values were the two wheels of business development.



Reinvesting earnings

Growth of Area : Tama Plaza

<the 1960s>



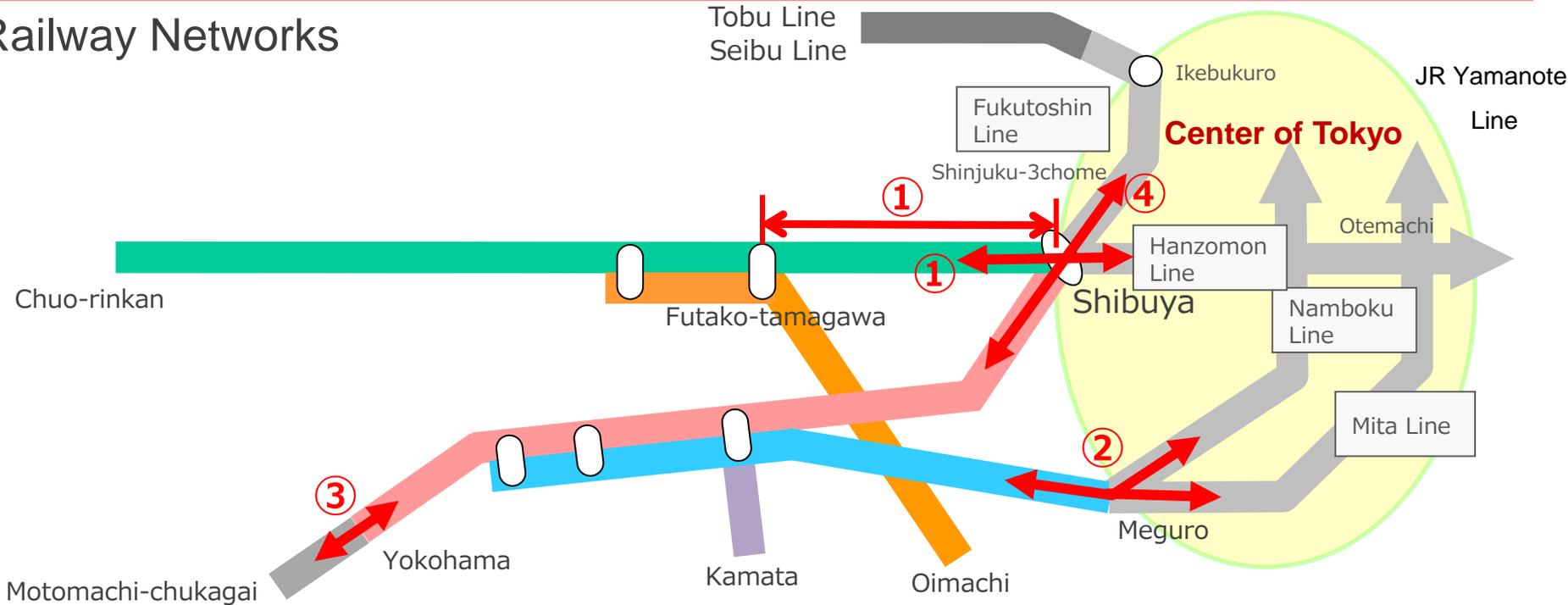
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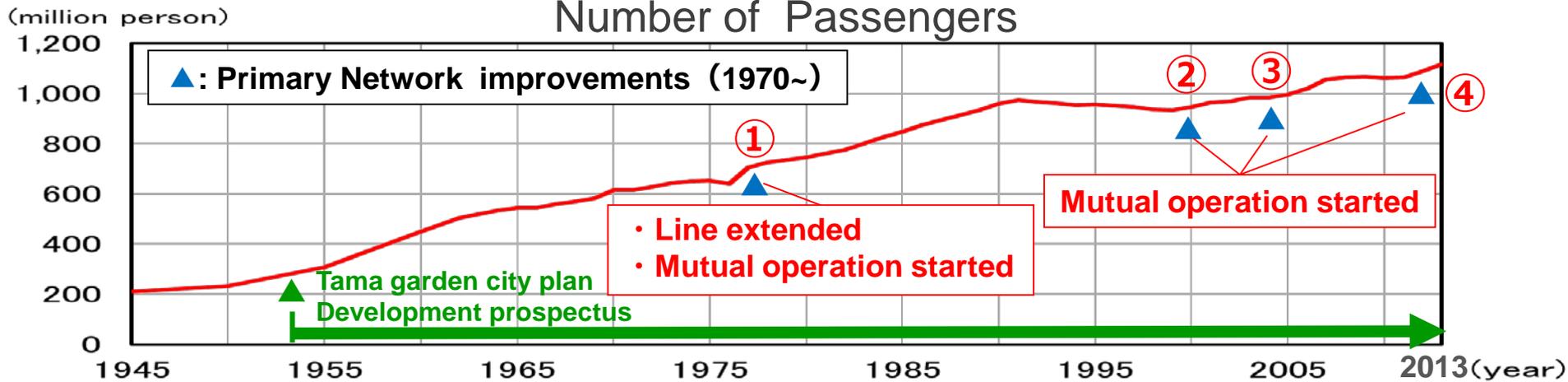
3. RECENT COOPERATION EFFORTS OF RAILWAY BUSINESS AND URBAN DEVELOPMENT

Development of Railway Networks

Railway Networks



Number of Passengers



Development of local centers : Tama-plaza Station



South Bus Terminal

Gate Plaza

North Plaza

South Plaza

North Bus Terminal

Ticket Gate

↓ Shibuya

The Best Place for Working : Futako-Tamagawa

Urban Development Policy for Futako-Tamagawa

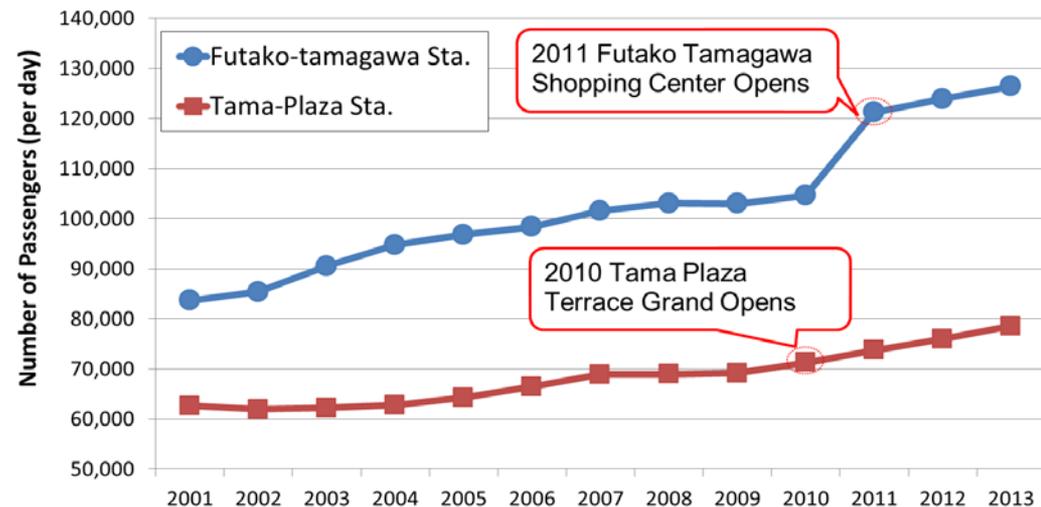
Urban development in harmony with the rich natural environment with abundant greenery



* Illustrations of Futako-tamagawa Park were prepared by the redevelopment association based on the conceptual floor plan devised by the Setagawa Ward in the "June 2010 Basic Plan for Futako-tamagawa Park"

- Site area: approx. 119,000m²
- Floor area: approx. 429,800m²
- Primary uses:
 - Shopping center (Number of stores: 160)
 - Office (Number of people working: 12,500)
 - Condominiums (Number of units sold: 1,000)
 - Commercial facilities (approx. 11,000m²)
 - Cinema complex
 - Fitness club
 - Hotel
 - Studio hall

Number of Passengers

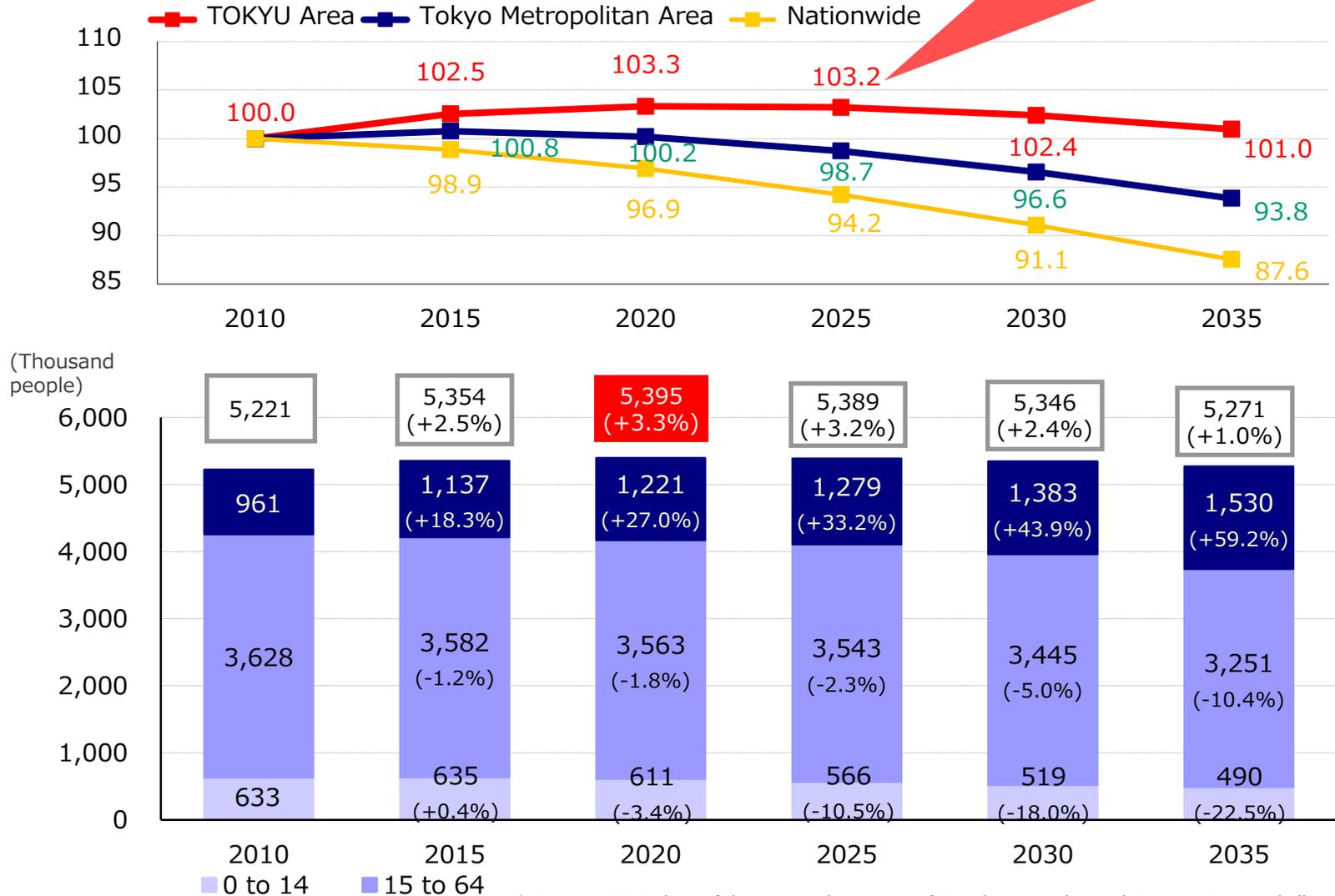


4. FUTURE STRATEGIES IN ANTICIPATION OF THE CHANGES IN THE SOCIAL ENVIRONMENT

Population along the Tokyu Railway Lines (forecast)

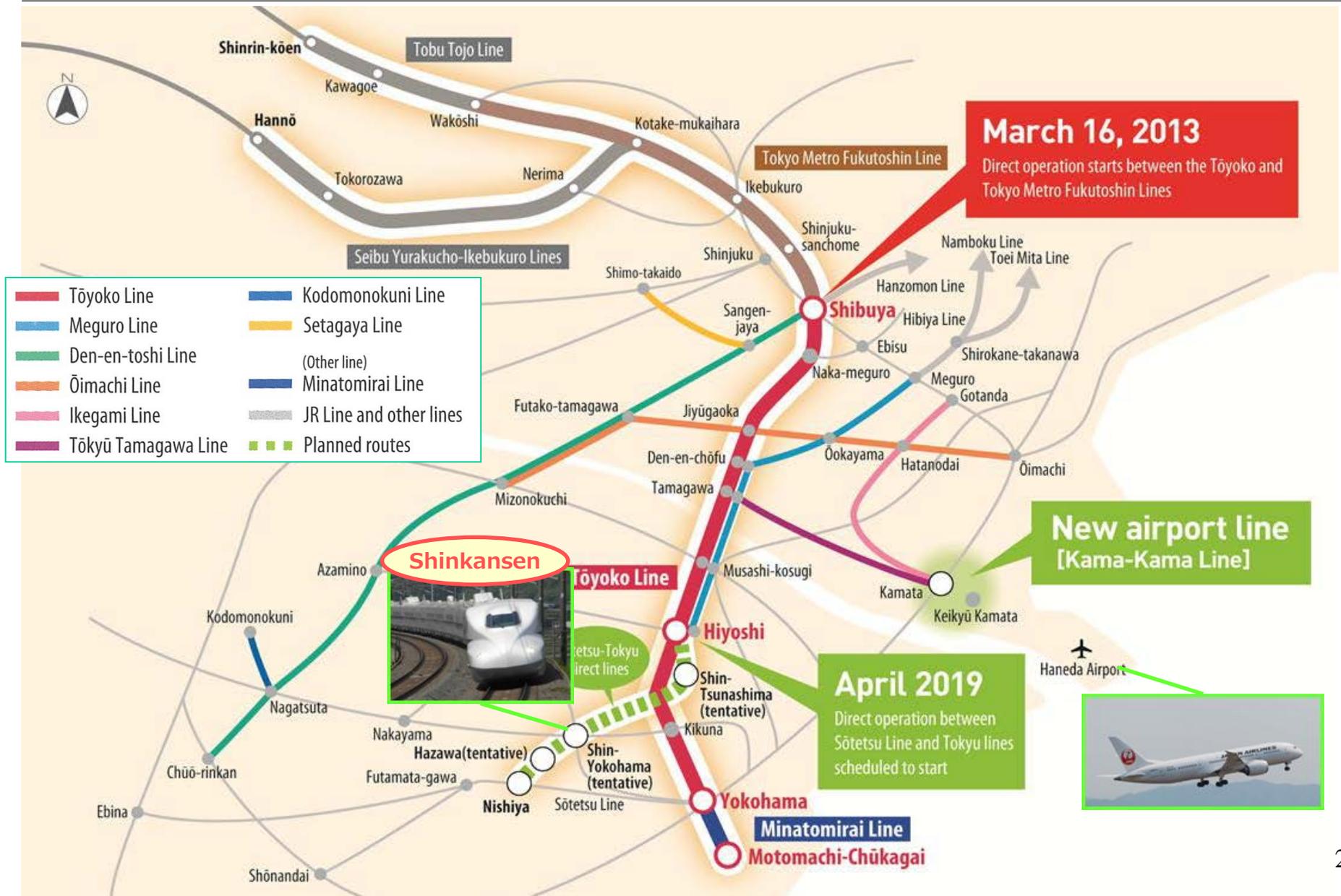
Population along the TOKYU Lines (forecast)

The population in TOKYU Area is not going to decrease till 2025.



* Source: 2013 data of the National Institute of Population and Social Security Research (by municipality)

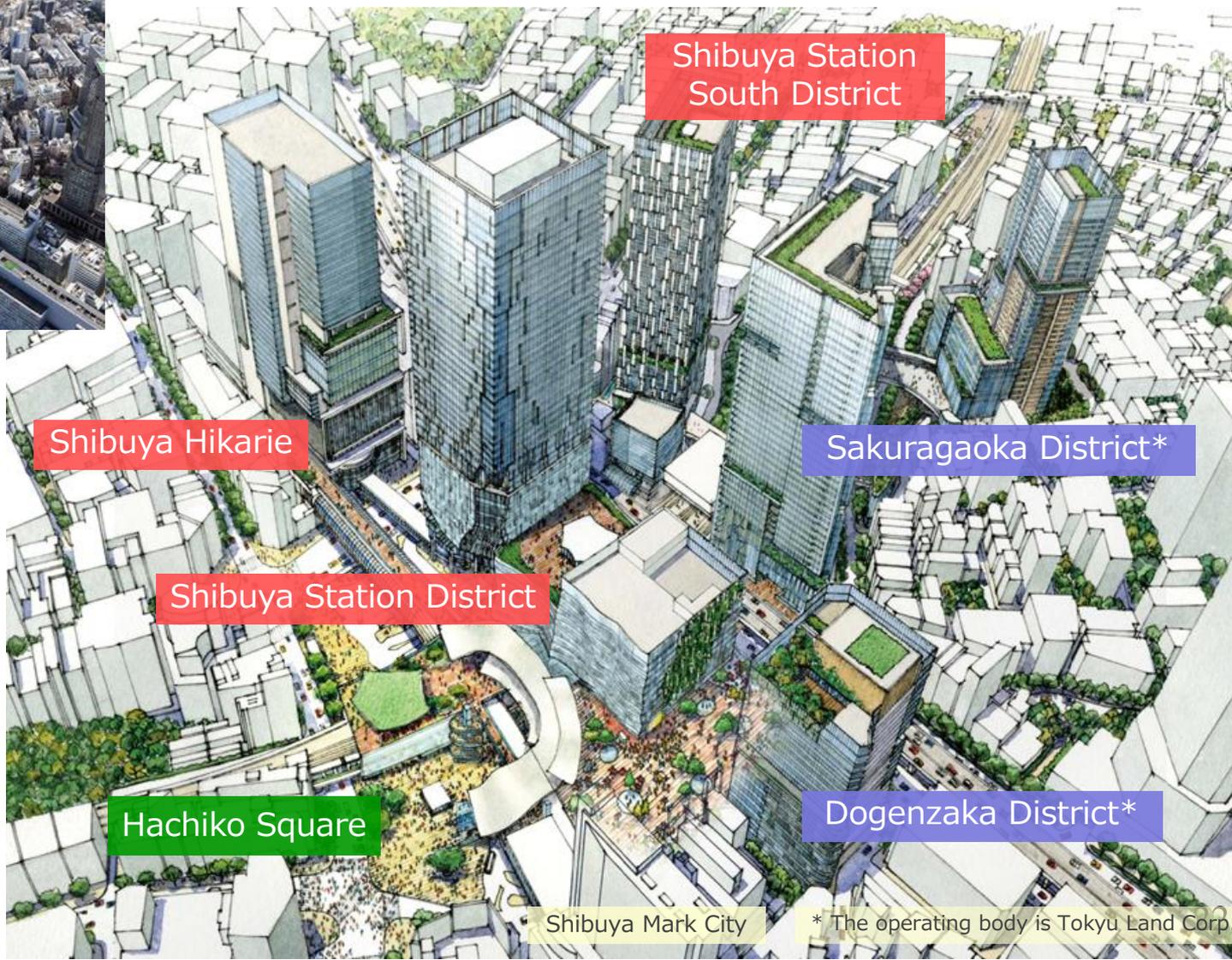
Further Development of Railway Networks



The leading terminal for the future : Shibuya in 2027

Now

Shibuya is one of Japan's leading terminals



Shibuya Station

- 8 Lines
- Passengers/day : About 3,000 thousand

5 Projects

- Site area : 52,000m²
- Primary uses:
 - Office
 - Commercial facilities
 - Hotel
 - Theatre
 - Hall
 - House

Shibuya Mark City

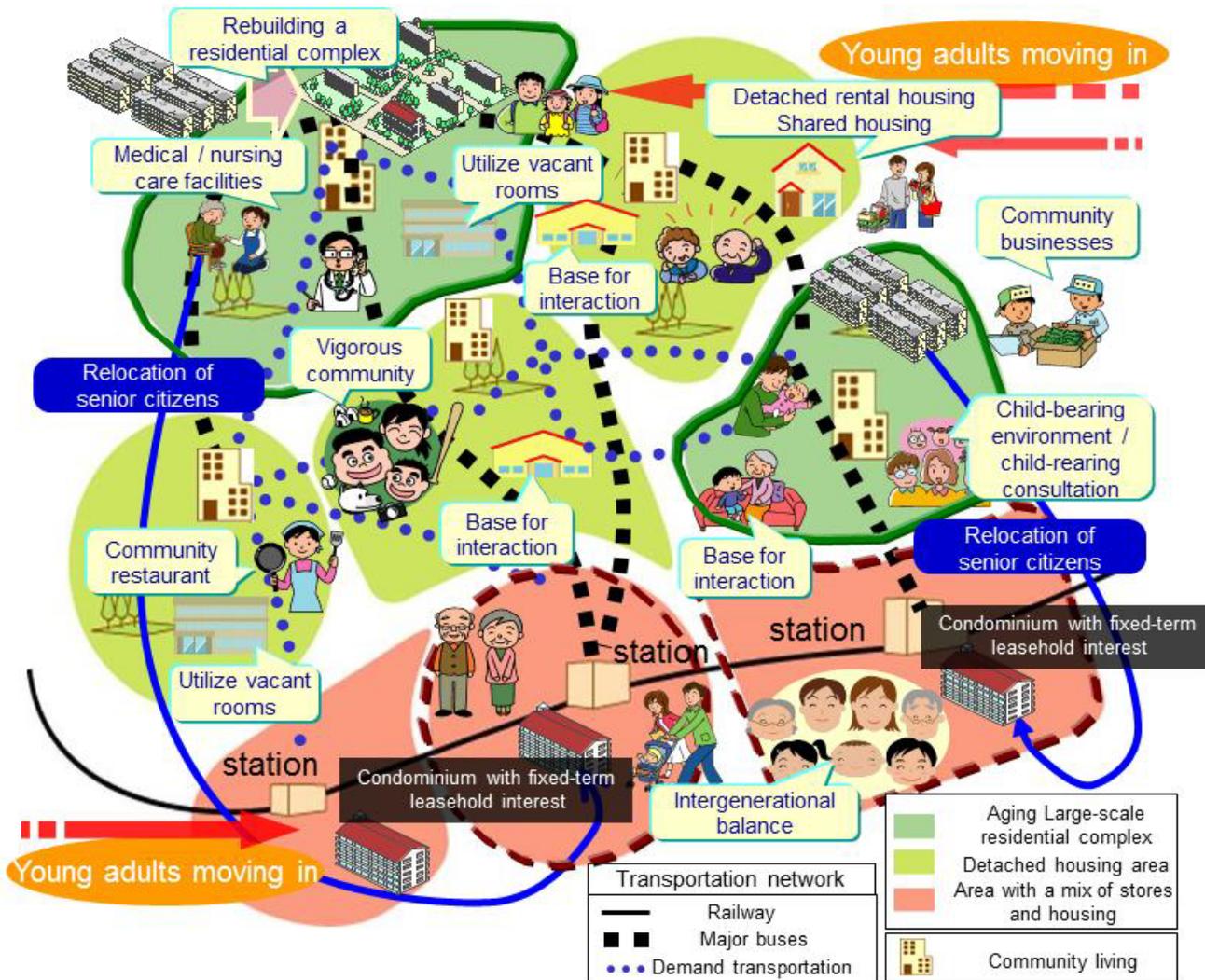
* The operating body is Tokyu Land Corp.

Next-generation Suburban Development

April 18, 2012 Concluded an LOA with Yokohama City on the promotion of next-generation suburban development

Work on the most-advanced regenerative-type development of suburban residential areas dubbed the “Yokohama Model”.

The development goes beyond past and existing frameworks and focuses on living in existing towns and its communities in joint cooperation with public and private sectors.



For Sustainable Growth of the City (Services for Customers Along Tokyu Rail Lines)



Life Services for People Along Tokyu Rail Lines in Cooperation with Various Companies (Occasions for Attracting People and Companies)

Recent Policy

Development and Operation
of Cultural Facilities
(fitness, sports, cultural schools, etc.)

Information and Communication
Technology Services
(CATV/Internet)

Home
Security
Services

Before and After School Care Programs Services
Invitation of Nursery Schools

Home Convenience Services

END