Supplementary Material for Consolidated Financial Results for the Three Months Ended June 30, 2026

August 4, 2026

TOBU RAILWAY CO., LTD.

I. Financial Summary

Achieved increases in both operating revenues and operating income on a company-wide basis compared to both the previous year and the plan.
Secured year-on-year increases in operating revenues and operating income in all segments.

- Compared to the previous year, all segments achieved increases in both operating revenues and operating income, driven by strong performance in the Railway, Travel, Hotel, Leasing, and Department Store businesses, resulting in growth in both ordinary profit and net income.
- Compared to the plan, the company achieved increases in both operating revenues and operating income, with performance exceeding the initial plan, primarily in the Railway, Hotel, Leasing, and Department Store businesses.

Unit: ¥billion	1Q FY2026 Results	1Q FY2027 Results	Change	1Q FY2027 Plan	Change
Operating revenue	148.6	156.2	7.6	155.8	0.4
Operating profit	19.0	21.0	2.0	20.0	1.0
Ordinary profit	18.9	20.7	1.7	19.1	1.6
Profit attributable to owners of parent	13.9	14.1	0.2	12.8	1.3

*The plan for the first quarter of the fiscal year ending March 31, 2027 is based on the figures announced on April 30, 2026.

I. Financial Summary: 1Q FY2027 Results by Segment

Unit: ¥billion		1Q FY2026 Results	1Q FY2027 Results	Change	Reason for Change	1Q FY2027 Plan	Change
Transportation	Operating revenue	55.1	56.1	0.9	• Operating revenues increased in the Railway Business and the Bus and Taxi Business.	55.4	0.7
	Operating profit	10.2	10.2	0.0	• Although there was an increase in depreciation and other expenses, operating profit remained at the same level as the previous year due to higher revenues.	9.0	1.2
Leisure	Operating revenue	35.9	38.6	2.6	• Revenue increased, mainly in the Travel Business and Hotel Business.	38.8	▲0.2
	Operating profit	3.4	3.8	0.3	• Profit increased due to higher revenues and other factors.	4.0	▲0.2
Real Estate	Operating revenue	12.9	13.8	0.9	• The Real Estate Subdivision Business saw a decrease in revenue and profit due to a decrease in the number of units supplied.	13.4	0.4
	Operating profit	3.1	3.8	0.7	• The Real Estate Leasing Business and the SKYTREE TOWN Business saw an increase in revenue and profit, resulting in an overall increase in revenue and profit.	3.6	0.2
Retail Distribution	Operating revenue	43.2	44.3	1.0	• Revenue increased, mainly in the Department Stores Business.	44.3	0.0
	Operating profit	1.9	2.3	0.4	• Profit increased due to higher revenues and other factors.	2.4	▲0.1
Other	Operating revenue	16.0	19.0	2.9	• Revenue and profit increased due to factors such as an increase in completed construction work and improved profit margins.	20.8	▲1.8
	Operating Profit	0.4	1.1	0.7		1.7	▲0.6
Adjustment	Operating revenue	▲14.7	▲15.6	▲0.9		▲16.9	1.3
	Operating Profit	▲0.2	▲0.5	▲0.3		▲0.7	0.2
Total	Operating revenue	148.6	156.2	7.6		155.8	0.4
	Operating profit	19.0	21.0	2.0		20.0	1.0

II. 1Q FY2027 Business Results — Subsidiaries / Affiliates

Subsidiaries	March 2026	Increase	Decrease	June 2026	Notes
Transportation	27	-	3	24	April 2026 Decreased due to absorption-type merger of Tobu Intertech Co., Ltd., Tobu Engineering Co., Ltd., and TOBU STATION SERVICE Co., Ltd. into Tobu Railway Co., Ltd.
Leisure	14	-	-	14	
Real Estate	3	-	-	3	
Retail Distribution	8	-	-	8	
Other	16	-	-	16	
Total	68	-	3	65	

Affiliates	March 2026	Increase	Decrease	June 2026	Notes
Transportation	1	-	-	1	
Leisure	2	-	-	2	
Real Estate	-	-	-	-	
Retail Distribution	-	-	-	-	
Other	-	-	-	-	
Total	3	-	-	3	

II. 1Q FY2027 Business Results — Consolidated Balance Sheet

Unit: Millions of yen	As of March 31, 2026	As of June 30, 2026	Change	Notes
Current assets	194,787	177,993	▲16,793	
Non-current assets	1,668,775	1,674,182	5,407	
Total assets	1,863,562	1,852,176	▲11,386	
Current liabilities	475,985	458,599	▲17,386	
Non-current liabilities	765,350	759,711	▲5,638	
Total liabilities	1,241,335	1,218,310	▲23,025	
Total net assets	622,227	633,865	11,638	Retained earnings＋6,925
Total liabilities and net assets	1,863,562	1,852,176	▲11,386	
Equity ratio	33.0%	33.9%	0.9P	
Interest-bearing debt balance	789,673	804,580	14,907	

II. 1Q FY2027 Business Results — Transportation Business

Unit: Millions of yen	1Q FY2026 Results	1Q FY2027 Results	Change	Notes	1Q FY2027 Plan	Change
Operating revenue	55,120	56,117	996		55,400	717
Railway	41,494	42,044	550		41,500	544
Other	13,626	14,072	446	Bus and Taxi Business +515 Freight Business ▲70	13,900	172
Operating profit	10,256	10,262	5		9,000	1,262
Railway	9,138	9,286	147		8,100	1,186
Other	1,117	975	▲141	Bus and Taxi Business ▲89 Freight Business ▲51	900	75

Tobu Railway Lines Number of Passengers (Unit: 1 Million people)	1Q FY2026 Results	1Q FY2027 Results	Change
Commuter Passengers	143	145	1.8%
Non-Commute Passengers	83	85	2.7%
(Limited Express)	2	2	1.1%
Total	226	231	2.1%

Tobu Railway Lines Passenger Revenue (Unit: Millions of yen)	1Q FY2026 Results	1Q FY2027 Results	Change
Commuter Passengers	15,945	16,150	1.3%
Non-Commute Passengers	21,611	22,122	2.4%
(Limited Express)	1,832	1,857	1.4%
Total	37,556	38,272	1.9%

*Non-commuter passenger revenue includes limited express fee and seat reservation fees.

II. 1Q FY2027 Business Results — Leisure Business

Unit: Millions of yen	1Q FY2026 Results	1Q FY2027 Results	Change	Notes	1Q FY2027 Plan	Change
Operating revenue	35,995	38,648	2,652		38,800	▲152
Travel	19,724	21,953	2,228		21,900	53
Hotels	8,989	9,455	466		9,300	155
SKYTREE	4,335	4,162	▲173		4,400	▲238
Other	2,945	3,076	130	Amusement parks and tourism +82 Sports +61	3,200	▲124
Operating profit	3,471	3,831	360		4,000	▲169
Travel	▲1,004	▲560	444		▲500	▲60
Hotels	2,039	2,114	74		2,000	114
SKYTREE	1,938	1,747	▲191		1,900	▲153
Other	497	530	32	Amusement parks and tourism ▲2 Sports +35	600	▲70

Number of visitors (Unit: 10,000 people)	1Q FY2026 Results	1Q FY2027 Results	Change
SKYTREE	119	101	▲18

Main Hotels Occupancy Rate	1Q FY2026 Results	1Q FY2027 Results	Change
CY Ginza	86.4%	85.3%	▲1.1P
AC Ginza	84.9%	83.2%	▲1.7P
Kinshicho	89.3%	89.9%	0.6P
Narita	87.7%	88.2%	0.5P

Main Hotels Percentage of Foreign Nationals	1Q FY2026 Results	1Q FY2027 Results
CY Ginza	83.8%	86.5%
AC Ginza	82.1%	85.6%
Kinshicho	86.2%	82.9%
Narita	76.1%	72.1%

II. 1Q FY2027 Business Results — Real Estate Business

Unit: Millions of yen	1Q FY2026 Results	1Q FY2027 Results	Change	Notes	1Q FY2027 Plan	Change
Operating revenue	12,950	13,872	921		13,400	472
Leasing	8,616	9,684	1,068		9,000	684
SKYTREE TOWN	3,311	3,468	157		3,300	168
Subdivision	1,022	718	▲303		1,100	▲382
Operating profit	3,166	3,871	705		3,600	271
Leasing	2,150	2,790	640		2,600	190
SKYTREE TOWN	956	1,056	99		1,000	56
Subdivision	59	24	▲34		0	24

Number of visitors (Unit: 10,000 people)	1Q FY2026 Results	1Q FY2027 Results	Change
SKYTREE TOWN	891	879	▲12

Number of Units Sold	1Q FY2026 Results	1Q FY2027 Results	Change
Detached houses	15	14	▲1
Condominiums	33	23	▲10
Number of Units Sold After Converting Share			
Detached houses	7	5	▲2
Condominiums	12	8	▲4

II. 1Q FY2027 Business Results — Retail Distribution

Unit: Millions of yen	1Q FY2026 Results	1Q FY2027 Results	Change	Notes	1Q FY2027 Plan	Change
Operating revenue	43,261	44,304	1,042		44,300	4
Department stores	15,800	16,645	845		15,900	745
Supermarket	18,683	18,161	▲521		18,100	61
Other	8,777	9,496	719		10,300	▲804
Operating profit	1,921	2,390	468		2,400	▲10
Department stores	1,594	1,967	372		1,800	167
Supermarket	380	401	21		400	1
Other	▲54	21	75		200	▲179

Change in Sales at Major Department Stores	1Q FY2026 Results	1Q FY2027 Results
Ikebukuro	16.7%	7.0%
Funabashi	0.0%	3.0%
Utsunomiya	▲1.5%	1.7%

II. 1Q FY2027 Business Results ― Other Businesses

Unit: Millions of yen	1Q FY2026 Results	1Q FY2027 Results	Change	Notes	1Q FY2027 Plan	Change
Operating revenue	16,010	19,006	2,995		20,800	▲1,794
Operating profit	403	1,179	775		1,700	▲521

Important Notes Concerning This Document

The Company's profit plan and other goals set forth in this document are based on projections of industry trends related to the business of the Company and Group companies and other factors that impact business results, including the economy in Japan and other countries, which are made based on the information currently available to the Company.

As such, the reader is asked to note that actual business results may differ from the projections contained in this document due to changes in the business environment and various other factors.

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