IR Meeting(FY2018.3 2Q)



Results for the first half ended September 30, 2017 and Future Initiatives



October 31, 2017 West Japan Railway Company





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I Results for the first half of FY2018.3

I Forecasts for FY2018.3

III Individual business initiatives

IV Capital Expenditure Plan, Returns to Shareholders

V Looking Toward the Next Medium-Term Management Plan



¥ Billions

	6 months ended			Forecasts	Forecasts FY2018.3			Difference between the forecasts		
	Sep 30, 2016	Sep 30, 2017	Increase/ (Decrease)	%	FY2017.3	As of July 28	As of Oct 30	Increase/ (Decrease)	%	Increase/ (Decrease)
	А	В	B-A	1-B/A	С	D	E	E-C	1-E/C	E-D
[Consolidated]										
Operating Revenues	700.3	727.1	26.7	3.8	1,441.4	1,492.0	1,497.0	55.5	3.9	5.0
Operating Income	98.3	111.2	12.8	13.1	176.3	183.5	185.5	9.1	5.2	2.0
Recurring Profit	88.5	102.6	14.1	16.0	160.7	168.5	170.5	9.7	6.0	2.0
Profit attributable to owners of parent	57.1	67.8	10.7	18.8	91.2	109.0	110.5	19.2	21.0	1.5
[Non-Consolidated]										
Operating Revenues	475.4	485.4	10.0	2.1	956.1	967.0	972.0	15.8	1.7	5.0
Transportation Revenues	422.8	433.6	10.7	2.5	849.6	859.0	864.0	14.3	1.7	5.0
Operating Expenses	394.0	394.7	0.7	0.2	820.6	828.0	831.0	10.3	1.3	3.0
Personnel costs	111.3	109.1	(2.1)	(2.0)	223.3	221.5	220.5	(2.8)	(1.3)	(1.0)
Non personnel costs	181.4	183.5	2.0	1.1	394.3	403.0	406.0	11.6	2.9	3.0
Energy costs	20.6	22.2	1.6	7.8	40.5	46.5	45.0	4.4	10.9	(1.5)
Maintenance costs	68.0	66.9	(1.0)	(1.6)	157.1	158.0	160.0	2.8	1.8	2.0
Miscellaneous costs	92.7	94.2	1.5	1.6	196.6	198.5	201.0	4.3	2.2	2.5
Depreciation	66.4	66.8	0.4	0.7	137.6	137.0	138.0	0.3	0.3	1.0
Operating Income	81.3	90.6	9.2	11.4	135.4	139.0	141.0	5.5	4.1	2.0
Recurring Profit	70.8	81.1	10.3	14.6	118.4	123.0	125.0	6.5	5.5	2.0
Net Income	46.9	55.8	8.9	19.1	70.8	83.0	84.5	13.6	19.3	1.5

Non-Consolidated Financial Results



			_	¥ Billions
	6 months ended	6 months ended	Yo	Y
	Sep 30, 2016	Sep 30, 2017	Increase/ (Decrease)	%
	А	В	B-A	1-B/A
Operating Revenues	475.4	485.4	10.0	2.1
Transportation revenues	422.8	433.6	10.7	2.5
Other	52.5	51.8	(0.7)	(1.4)
Operating Expenses	394.0	394.7	0.7	0.2
Personnel costs	111.3	109.1	(2.1)	(2.0)
Non personnel costs	181.4	183.5	2.0	1.1
Energy costs	20.6	22.2	1.6	7.8
Maintenance costs	68.0	66.9	(1.0)	(1.6)
Miscellaneous costs	92.7	94.2	1.5	1.6
Rental payments, etc.	15.1	15.0	(0.0)	(0.5)
Taxes	19.7	20.2	0.4	2.5
Depreciation	66.4	66.8	0.4	0.7
Operating Income	81.3	90.6	9.2	11.4
Non-operating revenues and expenses	(10.5)	(9.4)	1.0	(10.1)
Non-operating revenues	1.3	1.3	0.0	_
Non-operating expenses	11.8	10.8	(1.0)	_
Recurring Profit	70.8	81.1	10.3	14.6
Extraordinary profit and loss, net	(2.9)	(0.7)	2.1	_
Extraordinary profit	4.3	3.4	(0.9)	_
Extraordinary loss	7.2	4.2	(3.0)	_
Net Income	46.9	55.8	8.9	19.1

Major Factors of Increase/Decrease in Transportation Revenues



¥ Billions

					onths ended Sep 30, 2017		
	Transportation		Yo //Increase	oY (Decrease)	Major factors		
	revenues		Amount	%		Amount	
					Fundamentals 1.6%	3.3	
					Special factors		
					Rebound from Kumamoto earthquakes	2.7	
	Shinkansen	222.6	7.6	3.5	Favorable demand in Golden Week	0.7	
					Inbound demand	0.1	
					Seniors demand	0.1	
					etc.		
		-Osaka- 155.6		1.7	Fundamentals 1.3%	2.0	
			155.6 2.6		Special factors		
	Kansai Urban Area (Kyoto-Osaka-				Inbound demand	0.3	
	Kobe Area)			1./	Favorable demand in Golden Week	0.2	
					Seniors demand	0.0	
					etc.		
					Fundamentals 0.2%	0.1	
					Special factors		
	Other		0.5	0.9	Favorable demand in Golden Week	0.1	
	lines	55.3	0.5	0.9	Inbound demand	0.0	
					Seniors demand	0.0	
					etc.		
Сс	onventional lines	210.9	3.1	1.5			
	Total	433.6	10.7	2.5			

Note: Revenues from luggage transportation are omitted due to the small amount.

Transportation Revenues and Passenger-Kilometers



Transportation Revenues							Passenger-K	ilometers				
						¥ Billions				Millic	ons of passenge	r-kilometers
	Results for	6 months ende (4/1~9/30)	d Sep 30		8 months (2Q) (7/1~9/30)		Results for	6 months ender (4/1~9/30)	d Sep 30	3 months (2Q) (7/1~9/30)		
	FY2017.3	FY2018.3	YoY	FY2017.3	FY2018.3	YoY	FY2017.3	FY2018.3	YoY	FY2017.3	FY2018.3	YoY
Total	422.8	433.6	10.7 2.5%	219.5	222.5	3.0 1.4%	29,281	29,881	599 2.0%	15,038	15,214	176 1.2%
Shinkansen	215.0	222.6	7.6 3.5%	113.8	115.3	1.4 <i>1.3%</i>	10,004	10,407	403 <i>4.0%</i>	5,345	5,408	62 1.2%
Commuter Passes	5.1	5.4	0.3 <i>6.3%</i>	2.6	2.7	0.1 <i>4</i> .6%	415	431	15 3.8%	205	215	9 <i>4.7%</i>
Non-Commuter Passes	209.9	217.2	7.2 3.5%	111.2	112.6	1.3 <i>1.2%</i>	9,588	9,976	388 4.0%	5,140	5,193	52 1.0%
Conventional Lines	207.8	210.9	3.1 <i>1.5%</i>	105.6	107.2	1.5 <i>1.5%</i>	19,277	19,473	195 <i>1.0%</i>	9,692	9,806	113 <i>1.2%</i>
Commuter Passes	72.0	72.2	0.1 <i>0.3%</i>	35.4	35.9	0.5 <i>1.4%</i>	11,733	11,803	69 <i>0.6%</i>	5,756	5,800	44 0.8%
Non-Commuter Passes	135.7	138.6	2.9 <i>2.2%</i>	70.2	71.3	1.0 <i>1.5%</i>	7,544	7,670	126 <i>1.7</i> %	3,936	4,005	69 1.8%
Kansai Urban Area (Kyoto-Osaka-Kobe Area)	152.9	155.6	2.6 1.7%	76.9	78.2	1.2 1.6%	15,043	15,211	168 1.1%	7,515	7,599	84 1.1%
Commuter Passes	59.1	59.4	0.2 <i>0.4%</i>	29.0	29.5	0.4 1.6%	9,616	9,678	62 0.6%	4,725	4,764	38 <i>0.8%</i>
Non-Commuter Passes	93.8	96.2	2.4 <i>2</i> .6%	47.9	48.6	0.7 <i>1.7%</i>	5,427	5,532	105 <i>1.9%</i>	2,790	2,835	45 1.6%
Other Lines	54.8	55.3	0.5 <i>0.9%</i>	28.6	28.9	0.3 1.1%	4,234	4,261	27 0.7%	2,177	2,206	29 1.4%
Commuter Passes	12.9	12.8	(0.0) <i>(0.4%)</i>	6.3	6.3	0.0 <i>0.8%</i>	2,116	2,124	7 0.4%	1,030	1,036	5 0.6%
Non-Commuter Passes	41.8	42.4	0.5 <i>1.4%</i>	22.3	22.6	0.2 <i>1.1%</i>	2,117	2,137	20 <i>1.0%</i>	1,146	1,170	23 <i>2.1%</i>

Major Factors of Increase/Decrease in Operating Expenses (Non-consolidated)



¥ Billions

	Results for 6 months ended Sep 30, 2017					
These		YoY				
Item		Increase/ (Decrease)	%	Major factors		
Personnel costs	109.1	(2.1)	(2.0)	•Difference in personnel, etc		
Energy costs	22.2	1.6	7.8	• Increase in adjustment amount for fuel cost +1.7, etc.		
Maintenance costs	66.9	(1.0)	(1.6)	•Decrease in maintenance costs for structures (0.4), etc.		
Miscellaneous costs	94.2	1.5	1.6	 Increase in expenses from the introduction of new uniforms +1.3 Increase in system related costs +0.5, etc. 		
Rental Payments, etc	15.0	(0.0)	(0.5)			
Taxes	20.2	0.4	2.5	•Increase in fixed assets tax, etc.		
Depreciation and amortization	66.8	0.4	0.7			
Total	394.7	0.7	0.2			



¥ Billions	

	6 months ended	6 months ended	YoY		
	Sep 30, 2016 A	Sep 30, 2017 B	Increase/ (Decrease) B-A	% 1-B/A	
Operating Revenues	700.3	727.1	26.7	3.8	
Operating Expenses	602.0	615.8	13.8	2.3	
Operating Income	98.3	111.2	12.8	13.1	
Non-operating revenues and expenses, net	(9.8)	(8.5)	1.2	(13.2)	
Non-operating revenues	2.2	2.6	0.3	_	
Non-operating expenses	12.1	11.1	(0.9)	_	
Recurring Profit	88.5	102.6	14.1	16.0	
Extraordinary profit and loss, net	(3.8)	(1.3)	2.5		
Extraordinary profit	5.1	5.1	0.0		
Extraordinary loss	9.0	6.4	(2.5)		
Profit attributable to owners of parent	57.1	67.8	10.7	18.8	
Comprehensive Income Note: Figures in brackets () are negative values.	55.7	70.1	14.4	25.9	

Consolidated Financial Results (Segment Information)



¥ Rillions

	-			¥ Billions
	6 months ended	6 months ended	Yo	Y
	Sep 30, 2016 A	Sep 30, 2017 B	Increase/ (Decrease) B-A	% 1-B/A
Operating Revenues ^{*1}	700.3	727.1	26.7	3.8
Transportation	461.7	472.7	10.9	2.4
Retail	114.9	117.5	2.6	2.3
Sales of goods and food services	75.8	80.2	4.4	5.9
[Accommodation-oriented budget hotels] (restated)*2	【5.4】	[5.6]	【0.2】	【4.2】
Department stores	35.0	33.0	(1.9)	(5.6)
Real estate	50.4	68.7	18.2	36.3
Shopping center	30.1	29.1	(0.9)	(3.1)
Real estate lease and sale	19.3	38.5	19.1	99.0
[Real estate sale](restated)	【4.0】	【17.1】	【13.1】	【328.1】
Other businesses	73.3	68.1	(5.1)	(7.0)
Hotel	17.8	17.6	(0.2)	(1.3)
Nippon Travel Agency	19.4	19.3	(0.1)	(1.0)
Operating Income ^{*1}	98.3	111.2	12.8	13.1
Transportation	74.5	83.5	8.9	12.1
Retail	2.5	3.3	0.8	31.9
Sales of goods and food services	2.8	3.2	0.3	13.0
Department stores	(0.4)	(0.0)	0.3	_
Real estate	16.8	19.8	3.0	18.1
Shopping center	5.2	4.4	(0.8)	(16.1)
Real estate lease and sale	5.7	10.3	4.6	81.7
Other businesses	4.1	3.2	(0.9)	(22.4)
Hotel	1.3	0.8	(0.5)	(38.0)
Nippon Travel Agency	(0.3)	(0.7)	(0.4)	_

Note: Figures in brackets () are negative values.

*1 The breakdowns of operating revenues and operating income by each segment are the sums of those of major subsidiaries.

*2 Figures in brackets [] are the sales of accommodation-oriented budget hotel, "VIA INN", sales, excluding Shimonoseki (non-consolidated), Asakusa (other business segment), and Hiroshima Kanayamacho (other business segment) locations.

Consolidated Financial Situation and Statements of Cash Flows



			¥ Billions
	As of March 31, 2017	As of Sep 30, 2017	Difference increase/ (decrease)
	А	В	B-A
Assets	3,007.8	3,011.5	3.7
Liabilities	1,975.2	1,922.6	(52.5)
Net assets	1,032.6	1,088.9	56.3
Balance of Long-term Debt and Payables	1,037.9	1,061.1	23.1
[Average interest rate (%)]	【1.97】	【1.94】	【 (0.03)】
Shinkansen Purchase Liability	104.6	104.2	(0.4)
[Average interest rate (%)]	【6.55】	【6.55】	[—]
Bonds	534.9	554.9	20.0
[Average interest rate (%)]	【1.75】	【1.73】	【(0.02)】
Equity ratio (%)	31.3	33.0	1.7
Net assets per share (¥)	4,857.50	5,141.03	283.53

	6 months ended Sep 30, 2016 A	6 months ended Sep 30,2017 B	YoY increase/ (decrease) B-A
Cash flows from operating activities	56.4	99.6	43.2
Cash flows from investing activities	(79.9)	(62.7)	17.2
Free cash flows	(23.5)	36.9	60.4
Cash flows from financing activities	(2.1)	(23.7)	(21.5)
Change in cash and cash equivalents, net	(25.6)	14.0	39.6
Cash and cash equivalents at the end of the period	55.0	77.3	22.3



I Results for the first half of FY2018.3

I Forecasts for FY2018.3

III Individual business initiatives

IV Capital Expenditure Plan, Returns to Shareholders

V Looking Toward the Next Medium-Term Management Plan

Non-Consolidated Financial Forecasts



¥ Bil	lions
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	Results	Forecasts	FY2018.3	Yo	Y	Difference between the forecasts
	FY2017.3	As of July 28	As of Oct 30	Increase/ (Decrease)	%	Increase/ (Decrease)
	А	В	С	(Decrease) C-A	1-C/A	(Decrease) C-B
Operating Revenues	956.1	967.0	972.0	15.8	1.7	5.0
Transportation revenues	849.6	859.0	864.0	14.3	1.7	5.0
Other	106.4	108.0	108.0	1.5	1.5	_
Operating Expenses	820.6	828.0	831.0	10.3	1.3	3.0
Personnel costs	223.3	221.5	220.5	(2.8)	(1.3)	(1.0)
Non personnel costs	394.3	403.0	406.0	11.6	2.9	3.0
Energy costs	40.5	46.5	45.0	4.4	10.9	(1.5)
Maintenance costs	157.1	158.0	160.0	2.8	1.8	2.0
Miscellaneous costs	196.6	198.5	201.0	4.3	2.2	2.5
Rental payments, etc.	30.2	30.5	30.5	0.2	0.7	_
Taxes	34.9	36.0	36.0	1.0	2.9	_
Depreciation	137.6	137.0	138.0	0.3	0.3	1.0
Operating Income	135.4	139.0	141.0	5.5	4.1	2.0
Non-operating revenues and expenses, net	(17.0)	(16.0)	(16.0)	1.0	(5.9)	_
Non-operating revenues	6.1	6.0	6.0	(0.1)	—	-
Non-operating expenses	23.1	22.0	22.0	(1.1)	_	_
Recurring Profit	118.4	123.0	125.0	6.5	5.5	2.0
Extraordinary profit and loss, net	(16.5)	(3.0)	(3.0)	13.5	_	_
Extraordinary profit	18.3	_	_	_	_	_
Extraordinary loss	34.9	_			_	
Net Income	70.8	83.0	84.5	13.6	19.3	1.5



¥ Billions

	Results	Forecasts	FY2018.3	Yo	ρΥ	Difference between the
	FY2017.3	As of July 28	As of Oct 30	Increase/ (Decrease)	%	forecasts Increase/ (Decrease)
	А	В	С	C-A	1-C/A	C-B
Shinkansen	434.6	441.7	444.6	10.0	2.3	2.9
Kansai Urban Area (Kyoto-Osaka-Kobe Area)	305.0	306.2	308.2	3.2	1.1	2.0
Other lines	110.0	111.0	111.0	0.9	0.9	(0.0)
Conventional lines	415.0	417.2	419.3	4.2	1.0	2.0
Transportation revenues	849.6	859.0	864.0	14.3	1.7	5.0

Note: Revenues from luggage transportation are omitted due to the small amount.



¥ Billions

				Forecasts FY2018.3	¥ Billions
Item	Item YoY Major factor		Major factors (YoY)	Difference from the previous forecast Increase/(Decrease)	
Personnel costs	220.5	(2.8)	(1.3)	•Difference in personnel, etc	(1.0)
Energy costs	45.0	4.4	10.9	•Increase in adjustment amount for fuel cost, etc.	(1.5)
Maintenance costs	160.0	2.8	1.8	•Increase in externally funded constructions, etc.	2.0
Miscellaneous costs	201.0	4.3	2.2	 Increase in system related costs Increase in adjustment amount for fuel cost, etc. 	2.5
Rental Payments, etc	30.5	0.2	0.7		_
Taxes	36.0	1.0	2.9	•Increase in fixed assets tax, etc.	_
Depreciation and amortization	138.0	0.3	0.3		1.0
Total	831.0	10.3	1.3		3.0

Consolidated Financial Forecasts



¥ Billions

	Results	Forecasts	FY2018.3	Yc	γY	Difference between the forecasts
	FY2017.3	As of July 28	As of Oct 30	Increase/ (Decrease)	%	Increase/ (Decrease)
	А	В	С	C-A	1-C/A	C-B
Operating Revenues	1,441.4	1,492.0	1,497.0	55.5	3.9	5.0
Operating Expenses	1,265.0	1,308.5	1,311.5	46.4	3.7	3.0
Operating Income	176.3	183.5	185.5	9.1	5.2	2.0
Non-operating revenues and expenses, net	(15.6)	(15.0)	(15.0)	0.6	(3.9)	_
Non-operating revenues	8.0	7.2	7.2	(0.8)	_	_
Non-operating expenses	23.7	22.2	22.2	(1.5)	_	-
Recurring Profit	160.7	168.5	170.5	9.7	6.0	2.0
Extraordinary profit and loss, net	(23.0)	(4.0)	(4.0)	19.0	_	_
Extraordinary profit	19.6			_	_	_
Extraordinary loss	42.6				-	_
Profit attributable to owners of parent	91.2	109.0	110.5	19.2	21.0	1.5
Net income per share(¥)	471.52	563.00	570.75	_	_	_

Consolidated Financial Forecasts (Segment Information)



¥ Billions

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	Results	Forecasts	FY2018.3	Yo	iΥ	Difference between the forecasts
	FY2017.3	As of July 28	As of Oct 30	Increase/ (Decrease)	%	Increase/ (Decrease)
	А	В	С	C-A	1-C/A	C-B
Operating Revenues ^{*1}	1,441.4	1,492.0	1,497.0	55.5	3.9	5.0
Transportation	929.1	939.0	946.5	17.3	1.9	7.5
Retail	233.9	240.8	240.8	6.8	2.9	_
Sales of goods and food services	152.5	164.2	162.2	9.6	6.3	(2.0)
[Accommodation-oriented budget hotels] (restated)*2	【10.8】	【11.7】	【11.7】	【0.9】	[8.5]	[-]
Department stores	73.4	68.6	70.6	(2.8)	(3.9)	2.0
Real estate	109.5	138.7	138.7	29.1	26.6	_
Shopping center	60.5	59.1	59.1	(1.4)	(2.4)	_
Real estate lease and sale	47.2	77.7	77.7	30.4	64.6	_
[Real estate sale](restated)	【16.1】	【34.9】	【34.9】	【18.8】	【117.1】	[-]
Other businesses	168.8	173.5	171.0	2.1	1.3	(2.5)
Hotel	36.2	35.9	35.9	(0.3)	(0.8)	-
Nippon Travel Agency	42.0	43.5	41.0	(1.0)	(2.5)	(2.5)
Operating Income ^{*1}	176.3	183.5	185.5	9.1	5.2	2.0
Transportation	121.7	125.1	127.1	5.3	4.4	2.0
Retail	5.2	7.0	7.0	1.7	33.3	_
Real estate	32.2	35.5	35.5	3.2	10.2	_
Other businesses	20.4	19.0	19.0	(1.4)	(7.2)	_

Note: Figures in brackets () are negative values.

*1 The breakdowns of operating revenues and operating income by each segment are the sums of those of major subsidiaries.

*2 Figures in brackets [] are the sales of accommodation-oriented budget hotel, "VIA INN", sales, excluding Shimonoseki (non-consolidated), Asakusa (other business segment), and Hiroshima Kanayamacho (other business segment) locations.



Persons, ¥ Billions

	6 months ended Sep 30, 2016	6 months ended Sep 30, 2017	Results FY2017.3	Forecasts FY2018.3 As of Oct 30
ROA (%, Consolidated)	3.5	3.7	6.0	6.2
ROE (%, Consolidated)	6.4	7.0	10.0	11.3
EBITDA (Consolidated) *1	176.8	191.6	339.1	351.7
Depreciation (Consolidated)	78.5	79.8	162.7	165.0
Capital Expenditures (Consolidated, own fund)	72.4	59.3	192.4	166.0
Capital Expenditures (Non-consolidated, own fund)	57.7	41.7	159.8	130.0
Safety related capital expenditure	40.5	28.4	105.0	79.0
Dividends per share (¥)	70	80	140	160

*1 EBITDA = Operating Income + Depreciation + Amortization of goodwill

		s ended , 2016		ns ended), 2017		ults)17.3	FY20	Forecasts FY2018.3 As of Oct 30	
	Consolidated	Non-Consolidated	Consolidated	Non-Consolidated	Consolidated	onsolidated Non-Consolidated		Non-Consolidated	
No. of employees at the end of period	47,303	25,905	47,814	25,381	47,382	25,821	-	-	
Financial Expenses, net	(11.1)	(10.6)	(10.1)	(9.6)	(21.6)	(21.0)	(20.3)	(19.6)	
Interest and dividend income	0.3	0.8	0.3	0.8	0.6	1.1	0.7	1.2	
Interest expenses	11.4	11.4	10.5	10.4	22.3	22.2	21.0	20.8	



I Results for the first half of FY2018.3

II Forecasts for FY2018.3

Individual business initiatives

IV Capital Expenditure Plan, Returns to Shareholders

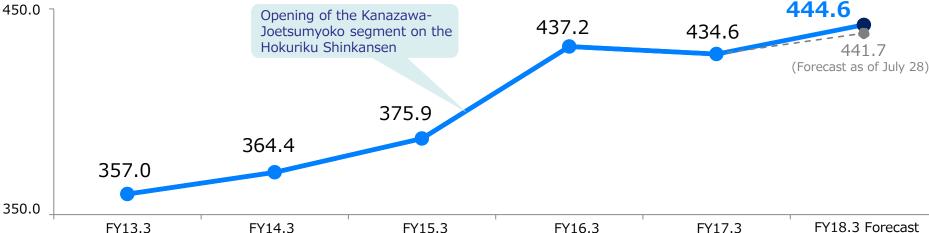
V Looking Toward the Next Medium-Term Management Plan

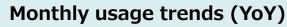
Transportation: Shinkansen ①

JR-WES

(Billions of yen)









Kumamoto earthquakes. Performance on the Hokuriku Shinkansen was down year on year.

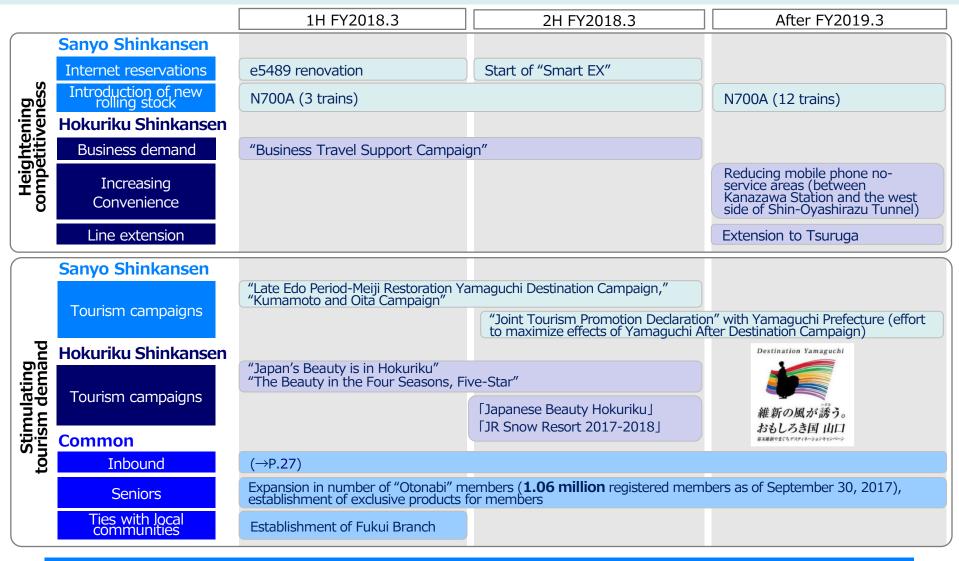
(%)

Transportation: Shinkansen 2



20

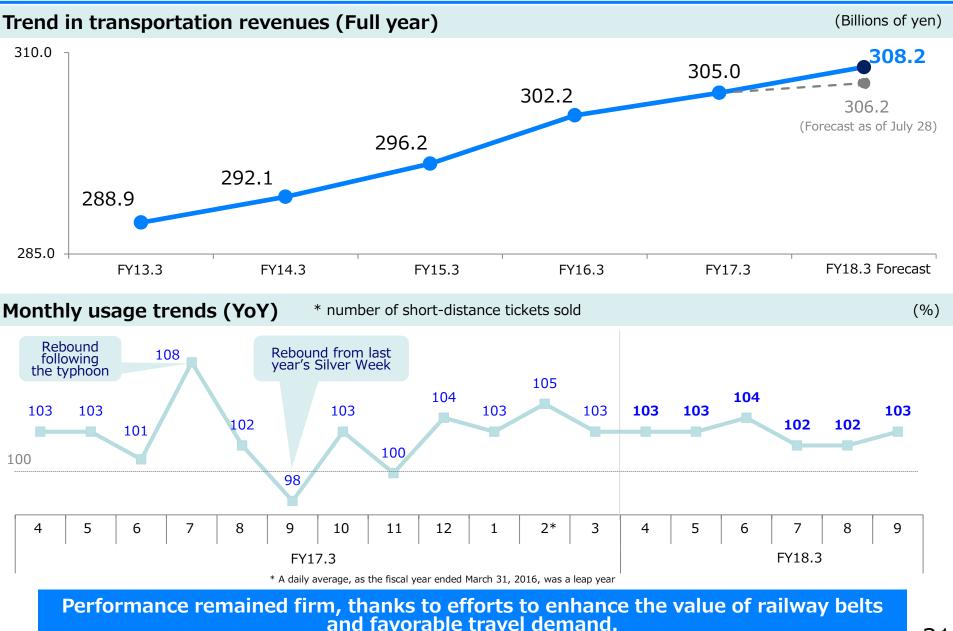
Major initiatives



We will work to expand usage by both increasing competitiveness and stimulating tourism demand.

Transportation: Kansai Urban Area (1)

JR-WEST

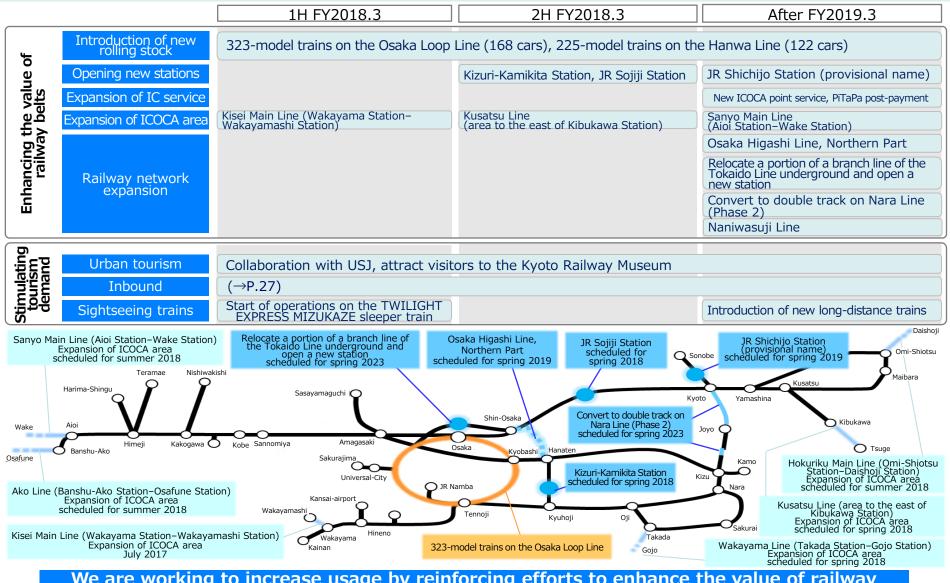


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Transportation: Kansai Urban Area 2



Major initiatives



We are working to increase usage by reinforcing efforts to enhance the value of railway belts and through efforts to stimulate tourism demand, such as inbound visitor demand.

Business Development: Retail

JR-WEST



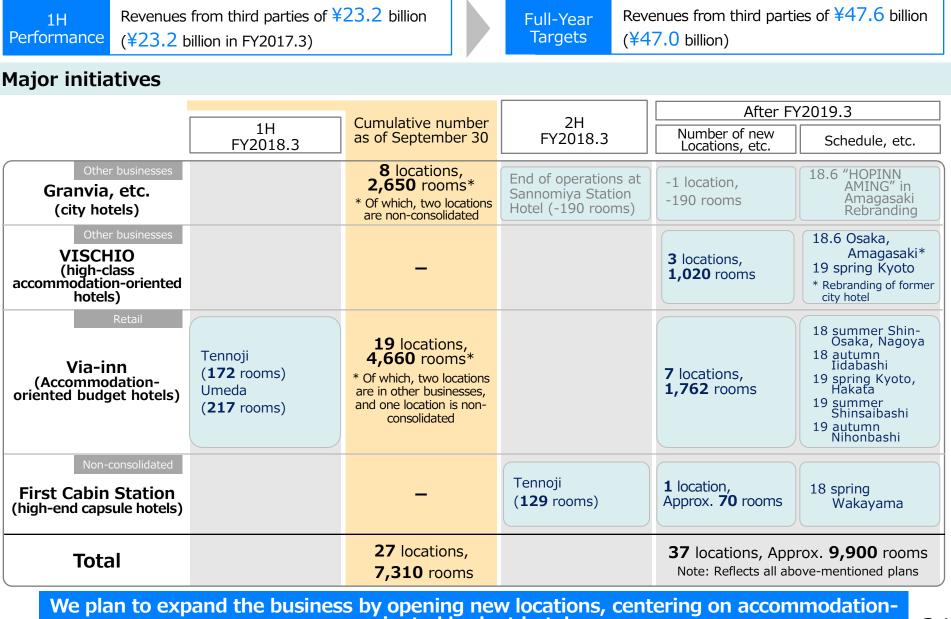
Major initiatives

		1H FY2018.3	2H FY2018.3	After FY2019.3				
Enhancing asset efficiency	Seven-Eleven Japan allied stores	11 conversions and new store openings (Cumulative number as of September 30: 346 stores) Sales: Up approx. 40% (compared with before conversion)	Expansion in new store openings (Target: cumulative total of 500 stores)					
eff	Development within stations Zeze Station		Tennoji Station, Ibaraki Station	Seven-Eleven Heart-in JR Kanazawa Station store				
Expansion of businesses in which we can demonstra te strength	Notes Opening of new accommodation -oriented budget hotels (→P.24) Via-inn occupancy rate of 91.2 % (1H FY2018.3, total for 19 hotels)							
Perfo	Performance was firm at Seven-Eleven allied stores. We maintained a high occupancy rate at accommodation-oriented budget hotels.							

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[Topics] Hotel Business Initiatives





oriented budget hotels.

Business Development: Real estate

JR-WEST

Operating Performance (Full Year) (Billions of yen) 138.7 [Reference] Ryoju Properties (non-consolidated) Operating revenues Operating income (right) 140.0 1H Performance Full-year forecast ¥10.9 billion ¥27.0 billion Operating revenues [1H Performance] 55.0 Operating income ¥1.9 billion ¥4.0 billion Decrease in sales of (Year on Year) condominiums Increase in sales of condominiums Operating revenues 109.5 108.8 Opening of LUCUA 1100 ¥68.7 billion 102.2 Consolidation of Ryoju Properties (+¥18.2 billion) 100.0 90.9 Operating income 87.2 35.0 ¥19.8 billion 35.5 32.7 (+3.0 billion)32.2 28.0 27.7 25.1 60.0 15.0 FY18.3 FY13.3 FY16.3 FY17.3 FY14.3 FY15.3 Forecast

Major initiatives

		1H FY2018.3	2H FY2018.3	After FY2019.3
cing et ency	Renovation of	Refurbishment of the B1 floor of LUCUA 1100	Refurbishment of the B2 floor of LUCUA 11 (Phase 1: October 2017, Phase 2: scheduk	00 ed for spring 2018)
Enhancit asset efficienc	shopping centers	Grand opening of arde! Shin-Osaka	Hiroshima Station ekie phase 1, Hiroshima Station ASSE	
s in s in ate				
ansior inesse ch we nonstr trengtl	Real estate lease and sale	(→P.26)		Hiroshima Station ekie (conceptual image)
ten				

Real estate sales outpaced forecasts. Ryoju Properties' performance was also favorable.

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[Topics] Initiatives in the Real Estate Lease and Sale Business

						_					
	ormance (113 re •Lease de		revious fiscal y ea of approx. after taking shar	15,000m re into accou	n ¹ Ta		-Year gets	•Unit sales of app (435 residences •Lease developm	s in previous f nent area of a * after tak	fiscal year) pprox. 29 king share ir	0,000 m ¹ nto account
	Major Development Properties from FY2018.3 Onward (including joint projects)Lease: Location, opening date (planned), total area, use Sales: Location, transfer date (planned), units* indicate signification projects* indicate properties owned by Ryoju Properties										
		Lease P	Properties					Sale P	Properties		
Area	JR Kanazawa Station Nishi Dai-2 NK Building	Kanazawa, Ishikawa	April 2017	Approx. 6,500m	Multipurpose facility including Clinic, etc.		J.GRAN TH SHIMOGA TADASU N		Kyoto, Kyoto	June 2017	99 residences
Japan	Hiroshima Hacchobori NK Building*	Hiroshima, Hiroshima	Winter 2017	Approx. 8,850m	Hotel, etc.		J. GRAN KOSHIENO RESIDENO		Nishinomiya, Hyogo	July 2017	16 residences
ern.	Osaka Kita NK Building	Osaka, Osaka	June 2018	Approx. 14,000m	Hotel, etc.		 Diaesta Kaigan- 	Mio Tarumi dori	Kobe, Hyogo	September 2017	28 residences
Western	(Provisional name) JR Kishibe Station Building	Suita, Osaka	Autumn 2018	Approx. 27,019m	Retail, food and beverage, clinics, etc.	-	 Diaesta Urban 	Mio Fukumachi	Osaka, Osaka	October 2017	96 residences
ur ea	VIERRA Court Musashi Urawa	Saitama, Saitama	Acquired in May 2017	Approx. 4,031m	Condominium	_	• DIASTA	Waseda SuwaDori	Shinjuku, Tokyo	February 2017	23 residences
outside our service area	Nagoya Station	Nagoya, Aichi	October	Approx.	Hotel	_		Kajigaya Hills	Kawasaki, Kanagawa	March 2017	56 residences
utsic rvic	South Development	Nagoya, Aichi	2017	3,818m			FINE RE DIASTA	SIDENCE ICHIGAO	Yokohama, Kanagawa	March 2018	59 residences
or	Nagoya Naka-ku Sakae san-Chome Development	Nagoya, Aichi	end-2017	Approx. 2,823m	Hotel		 Kachiga Class α* 	awa Southern *	Kasugai, Aichi	March 2018	158 residences

In addition to developing leasing and sales in our service area, we plan to grow outside our service area by leveraging our acquisition of Ryoju Properties.

Nagoya Station South Development

J.GRAN THE HONOR SHIMOGAMO TADASU NO MORI

Hiroshima

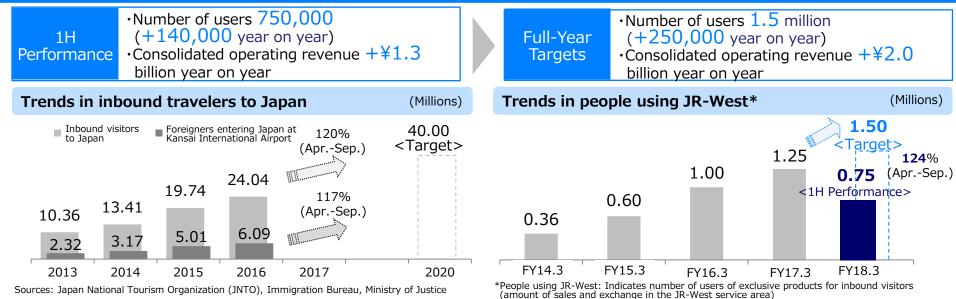
Hacchobori NK Building

Osaka Kita NK Building

Kachigawa Southern Class α

Initiatives Extending Across Business Fields : Capturing Inbound Visitor Demand





Major initiatives

		1H FY2018.3	2H FY2018.3	After FY2019.3
	Developing and	Product sales targeting international arrival	s to regional airports (Okayama Hiroshima Ya	amaguchi pass, Tottori Matsue pass)
rea	enhancing wide-area	Sale of products over a broad area though a	alliances with other companies (Sanyo Sanin	northern Kyushu pass)
ore n al	tourism routes	Alliances with destination management/m	narketing organizations (Setouchi, Sanin, e	Integra and facts Asso
g mo ners apai	Expanding	Travel Service Center Osaka (March)	Refurbishment of general information center in Hiroshima Station	
n June	Expanding services to welcome	Enhancement of sales facilities at Kansai Airport Station (March)	Start of English-language version of Smart EX service	Retrict Artiget
Inv cus stei	inbound visitors		Introduction of station numbers in the Kansai urban area	
Me	VISICOLS	Demonstration testing of freight service betw	Sanyo Sanin northern Kyushu pass	
	Reinforcing promotions	Expand our targets by making use of overse	eas offices and local promoters, and enhance	e dissemination of information using SNS

By promoting multifaceted initiatives, we sustained an increase in usage outpacing the rise in inbound tourists.

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I Results for the first half of FY2018.3

I Forecasts for FY2018.3

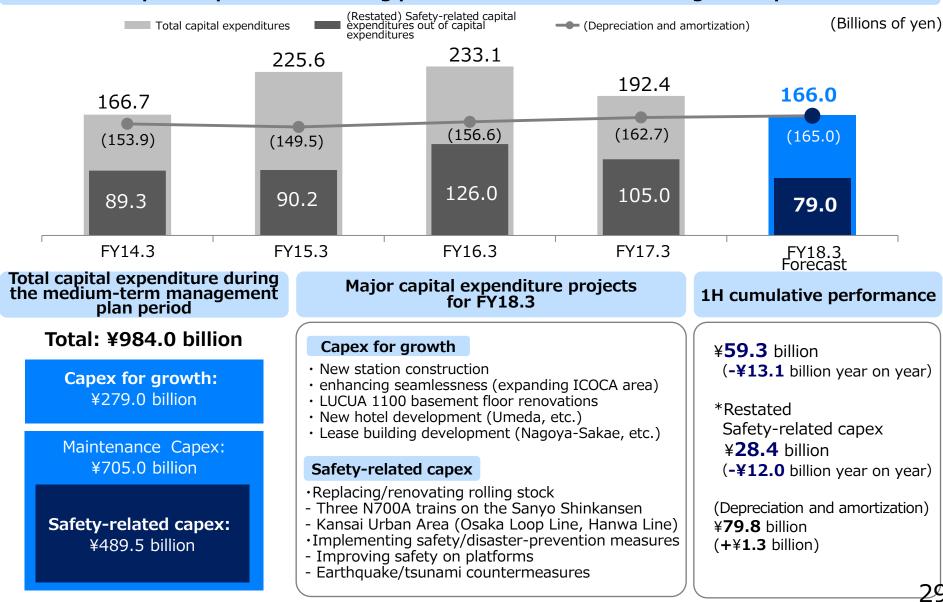
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Capital expenditures during period of medium-term management plan



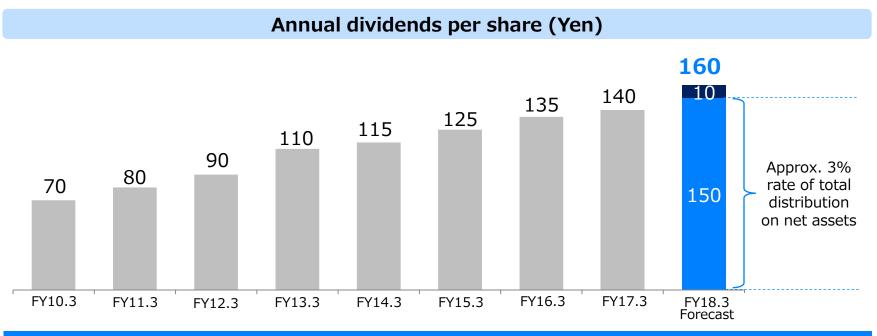


Shareholder return policy

OWe recognize the importance of returns to our shareholders on a long-term and constant basis. Reflecting the policy, we continue providing returns to shareholders based on consideration of total shareholders' equity.

OSpecifically, in light of the progress toward the achievement of the current medium-term management plan, we aim to attain an approximately 3% "rate of total distribution on net assets"* on a consolidated basis for FY2018.3.

*Rate of total distribution on net assets (%) = (total dividends + acquisitions of treasury stock) ÷ consolidated net assets x 100



Eight consecutive years of higher dividends (including forecast), return levels to exceed around 3% rate of total distribution on net assets in FY18.3.



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Looking Toward the Next Medium-Term Management Plan

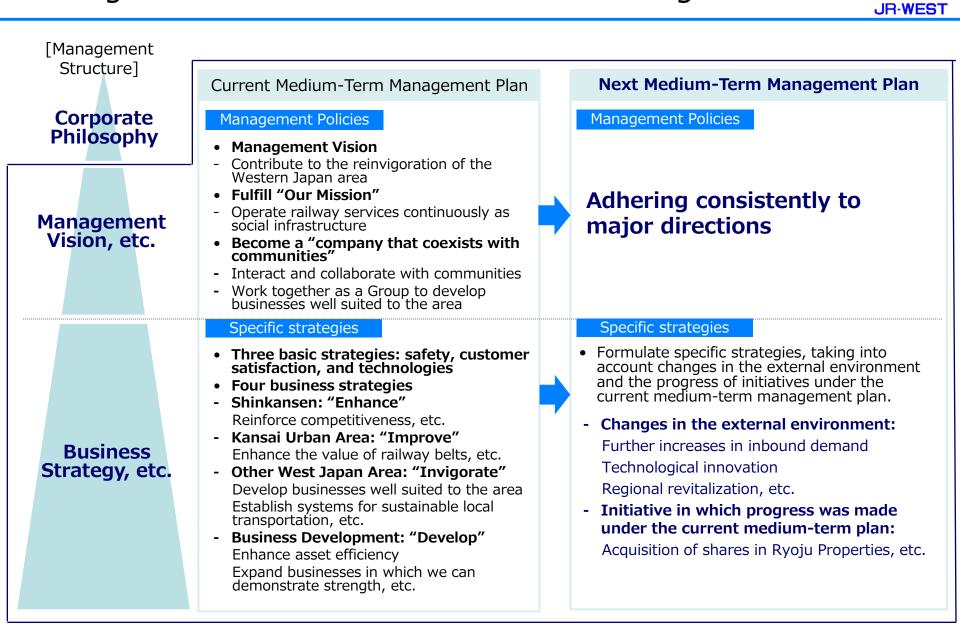
Progress toward Achieving Major KPIs in the Current Medium-Term Management Plan



Major KPIs		Forecast for FY2018.3	Medium-Term Management Plan target	Progress toward achievement
Consolidated operating revenues	(Billions of yen)	1,497.0	1,423.0	
Consolidated EBITDA	(Billions of yen)	351.7	325.5	
Consolidated ROA	(%)	6.2	5.5	
Consolidated ROE (reference)	(%)	11.3	9.8	
Rate of total distribution on net assets	(%)	3.2	Approx. 3%	
Transportation revenues (reference)	(Billions of yen)	864.0	820.5	

Note: We are engaging in initiatives toward achieving the medium-term management plan objectives in the areas of safety and customer satisfaction.

We expect to substantially exceed the major KPIs (financial indicators, returns to shareholders) under the current medium-term management plan.



Cautionary Statement Regarding Forward-looking Statements



- This presentation contains forward-looking statements that are based on JR-West's current expectations, assumptions, estimates and projections about its business, industry, and capital markets around the world.
- These forward-looking statements are subject to various risks and uncertainties. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as "may", "will", "expect", "anticipate", "plan" or similar words. These statements discuss future expectations, identify strategies, contain projections of results of operations or of JR-West's financial condition, or state other forward-looking information.
- Known or unknown risks, uncertainties and other factors could cause the actual results to differ materially from those contained in any forward-looking statements. JR-West cannot promise that the expectations expressed in these forwardlooking statements will turn out to be correct. JR-West's actual results could be materially different from and worse than expectations.
- Important risks and factors that could cause actual results to be materially different from expectations include, but are not limited to:
 - expenses, liability, loss of revenue or adverse publicity associated with property or casualty losses;
 - economic downturn, deflation and population decreases;
 - adverse changes in laws, regulations and government policies in Japan;
 - service improvements, price reductions and other strategies undertaken by competitors such as passenger railway and airlines companies;
 - infectious disease outbreak and epidemic;
 - earthquake and other natural disaster risks; and
 - failure of computer telecommunications systems disrupting railway or other operations
- All forward-looking statements in this release are made as of October 31, 2017 based on information available to JR-West as of October 31, 2017 and JR-West does not undertake to update or revise any of its forward-looking statements or reflect future events or circumstances.
- Compensation for damages caused by the accident on Fukuchiyama Line happened on April 25, 2005 is NOT considered in this presentation.