News Release



Japan Credit Rating Agency, Ltd.

23-D-1845 March 28, 2024

Japan Credit Rating Agency, Ltd. (JCR) announces the following credit rating.

Kintetsu Group Holdings Co., Ltd. (security code: 9041)

<outlook change=""> Long-term Issuer Rating: Outlook:</outlook>	BBB+ from Stable to Positive
<affirmation> Bonds: Shelf Registration:</affirmation>	BBB+ Preliminary BBB+

Rationale

- (1) Kintetsu Group Holdings Co., Ltd. (the "Company") is the pure holding company of group companies centered on Kintetsu Railway Co., Ltd., a major private railway company (collectively, the "Group"). The Group's unity is strong in terms of management, capital, financing and other aspects, and thus the Company's ratings reflect the Group's overall creditworthiness. The Company has a solid business base mainly in the Kansai region and operates a wide range of businesses, including transportation, real estate, merchandise sales and hotel & leisure. It sold eight hotels in Japan to an external party in October 2021 and made Kintetsu World Express, Inc. ("KWE"), which mainly operates air and sea freight forwarding businesses, a wholly owned subsidiary in August 2022. Meanwhile, Kintetsu Railway implemented fare revisions, effective April 1, 2023.
- (2) The Company is faring well. Transportation, merchandise sales, hotel & leisure and other businesses are explicitly improving with recovery in the flow of people. Even in the international logistics business, where strong performance amid the COVID crisis has reached its peak, a decline in selling prices, along with other factors, is beginning to be curbed. As such, the Company is now more likely to be able to maintain high cash flow generation capacity on the whole. Although financial indicators worsened temporarily due to the consolidation of KWE, they are now picking up. Given that funding requirements, etc. associated with large-scale redevelopment projects are not anticipated for the time being, JCR considers that the probability that the financial structure will become even stronger is higher than before. Based on the above, JCR, while affirming the ratings on the Company, changed the outlook to Positive.
- (3) Operating income is expected to rise 19.1% over the year to 80 billion yen in the fiscal year ending March 2024 (FY2023). Likely contributing factors here include: recovery in the number of railway passengers; positive effects of railway fare revisions; increase in the number of visitors to department stores and other commercial facilities; and improvement in the occupancy rates and average daily rates of directly managed hotels. JCR assumes that the Company can attain the same level of operating income in FY2024 as well, centering on the transportation and real estate businesses. In the international logistics business, the Company is aiming at, among others, increasing cargo volumes by expanding its shares not only for the mainstay operations to/from Japan and within Asia but also for the Asia-North America and Asia-Europe routes, and future results will be closely watched.
- (4) As of December 31, 2023, equity ratio and net D/E ratio stood at 20.2% and 2.1x, as opposed to 18.2% and 2.5x at March 31, 2023. Financial indicators are improving thanks to a decrease in interest-bearing debt, increase in equity capital, etc. Moreover, the ratio of net interest bearing debt to EBITDA, which was 8.7x as of March 31, 2023 (18.4x a year before), will probably improve further at March 31, 2024. In the medium-term management plan for FY2021 through FY2024, the Company sets the target ratio of net interest bearing debt to EBITDA in FY2024 at around 7.0x; given the current cash flow outlook, investment plans and so forth, financial indicators are most likely to keep improving.

Naoki Kato, Yusaku Hokakubo

Rating

Issuer: Kintetsu Group Holdings Co., Ltd.

<Outlook Change> Long-term Issuer Rating: BBB+ Outlo

Outlook: Positive

<affirmation></affirmation>					
lssue	Amount (bn)	Issue Date	Due Date	Coupon	Rating
Bonds no. 99	JPY 10	Sept. 2, 2016	Sept. 2, 2031	0.80%	BBB+
Bonds no. 100	JPY 20	Aug. 4, 2017	July 19, 2024	0.37%	BBB+
Bonds no. 101	JPY 10	July 27, 2017	July 26, 2024	0.370%	BBB+
Bonds no. 102	JPY 10	July 27, 2017	July 27, 2032	0.772%	BBB+
Bonds no. 106	JPY 10	Jan. 25, 2018	Jan. 25, 2028	0.505%	BBB+
Bonds no. 111	JPY 10	July 26, 2018	July 26, 2038	0.955%	BBB+
Bonds no. 112	JPY 20	July 11, 2019	July 11, 2029	0.470%	BBB+
Bonds no. 115	JPY 20	Oct. 25, 2019	Apr. 18, 2025	0.21%	BBB+
Bonds no. 116	JPY 10	Jan. 30, 2020	Jan. 30, 2025	0.220%	BBB+
Bonds no. 117	JPY 10	Jan. 30, 2020	Jan. 30, 2040	0.910%	BBB+
Bonds no. 120	JPY 20	Sept. 3, 2020	Sept. 3, 2025	0.260%	BBB+
Bonds no. 121	JPY 32	Dec. 8, 2022	Dec. 8, 2025	0.400%	BBB+
Bonds no. 122	JPY 18	Dec. 8, 2022	Dec. 8, 2027	0.750%	BBB+
Bonds no. 123	JPY 20	July 28, 2023	July 28, 2028	0.669%	BBB+
Bonds no. 124	JPY 10	July 21, 2023	July 21, 2028	0.669%	BBB+

Note: Bonds are guaranteed by Kintetsu Railway Co., Ltd.

Shelf Registration: Preliminary BBB+

Maximum: JPY 150 billion

Valid: two years effective from March 31, 2023

Rating Assignment Date: March 25, 2024

The assumptions for the credit ratings and the definitions of the rating symbols are published as "Types of Credit Ratings and Definitions of Rating Symbols" (January 6, 2014) in Information about JCR Ratings on JCR's website (https://www.jcr.co.jp/en/).

Outline of the rating methodology is shown as "JCR's Rating Methodology" (February 1, 2024), "Railroad" (May 29, 2020), "Rating Methodology for a Holding Company" (January 26, 2015) and "Rating Viewpoints on Pure Holding Companies (Domestic Industrial Corporations)" (July 1, 2003) in Information about JCR Ratings on JCR's website (https://www.jcr.co.jp/en/).

The rating stakeholder participated in the rating process of the aforementioned credit ratings.

A preliminary rating is a credit rating assigned as a preliminary evaluation while material terms for issue to be rated are not yet finalized. When the issuing terms are finalized, JCR will confirm them and will assign a credit rating anew. The rating level of the final rating may be different from that of the preliminary rating, depending on the final content of the terms, etc.

Japan Credit Rating Agency, Ltd.

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JCR is registered as a "Nationally Recognized Statistical Rating Organization" with the U.S. Securities and Exchange Commission with respect to the following four classes. (1) Financial institutions, brokers and dealers, (2) Insurance Companies, (3) Corporate Issuers, (4) Issuers of government securities, municipal securities and foreign government securities.

JCR publishes its press releases regarding the rating actions both in Japanese and in English on the same day. In case that it takes time to translate rating rationale, JCR may publicize the summary version, which will be replaced by the full translated version within three business days. (Regarding Structured Finance products, JCR only publicize the summary version in English.)



WEST JAPAN RAILWAY COMPANY INFORMATION DISCLOSURE FORM

Japan Credit Rating Agency, Ltd.

Disclosure Required by Paragraph (a)(1)(ii) of Rule 17g-7

lssuer:	Kintetsu Group Holdings Co.,Ltd
Rating Publication Date:	March 28, 2024

The Symbol, Number, or Score in the Rating Scale used to Denote Credit Rating Categories and Notches and, the Identity of the Obligor or the Identity and a Description of the Security or Money Market Instrument as Required by Paragraph (a)(1)(ii)(A) of Rule 17g-7

Please see the news release. If the credit rating is a private rating, please see the report for private rating.

- Please see the news release. If the credit rating is a private rating, please see the report for private rating.
- 3 The Main Assumptions and Principles used in Constructing the Procedures and Methodologies used to Determine the Credit Rating as Required by Paragraph (a)(1)(ii)(C) of Rule 17g-7

• The credit rating methodology assumes, in principle, to be applied to assess the likelihood of a given debt payment in light of its issuer's condition and business environment, etc. in the relevant future. There is certain limitation, however, in the time horizon that the rating foresees.

- The credit rating methodology assumes, in principle, that the factors posted in the below are particularly important for such likelihood to be determined, and that the rating determination is made by evaluating each of them not only quantitatively but also employing qualitative analyses.
- A) Business Bases

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The likelihood of a given debt payment is highly conditional to its issuer's business bases - how they can be maintained/ expanded into the future and thereby secure earnings and cash flows in adequacy and in a sustainable way.

B) Financial Grounds and Asset Quality

The likelihood of debt payment is highly dependent on the degree of the issuer's indebtedness and loss absorption capacity in terms of equity capital. Also notable is that a financial institution might see a significant loss of financial grounds as a result of changes in value of the assets under its possession.

C) Liquidity Positions

The likelihood of debt payment is highly dependent on the adequacy of the issuer's cash and other sources of repayment (liquidity positions).

D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The likelihood of debt payment is affected one way or the other by the issuer's related parties such as parent company, subsidiary, guarantor, and the government of the issuer's business domicile, etc. - by their own conditions and/ or position of support/ assistance for the issuer.

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E) Order of Seniority in Debt Payment

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The likelihood of debt payment can be different between given debts of the same issuer. The likelihood of debt payment for an individual debt is dependent on the issuer's discretion, and/ or its rank relative to other debts of the same issuer in the order of seniority in principal/ interest payment which is determined by design as financial product or by laws, etc.

- The Potential Limitations of the Credit Rating as Required by Paragraph (a)(1)(ii)(D) of Rule 17g-7
- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- The objective of the credit rating herewith presented does not include any concerns other than the likelihood of debt payment, such as risks of price changes, market liquidity, etc.
- The credit rating herewith presented is necessary to be reviewed along with possible changes of the issuer of rated objects in its business performance and/ or circumstances which include regulatory environment, and hence subject to possible alteration.
- 5 Information on the Uncertainty of the Credit Rating as Required by Paragraph (a)(1)(ii)(E) of Rule 17g-7

The information used for the determination of credit rating as herewith presented is obtained by JCR from the issuer of rated objects and other sources that JCR trusts in terms of accuracy and reliability but possibly contains errors due to human, non-human or other causes. Consequently, the credit rating determined on the grounds of such information does not constitute, explicitly or implicitly, any representation or warrant of JCR on the information itself or any consequences of its use in terms of accuracy, relevance, timeliness, wholeness, market value, or usefulness for any specific purposes.

- 6 Use of Due Diligence Services of a Third Party in Taking the Rating Action as Required by Paragraph (a)(1)(ii)(F) of Rule 17g-7
 - There is no use of any third-party due diligence service in the determination of the credit rating herewith presented.
- 7 Use of Servicer or Remittance Reports to Conduct Surveillance of the Credit Rating Required by Paragraph (a)(1)(ii)(G) of Rule 17g-7
 - There is no use of any servicer or remittance report to conduct surveillance of the credit rating herewith presented.
- 8 The Types of Data Relied Upon for the Purpose of Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(H) of Rule17g-7



- The information posted in the below, which includes data, is used for the determination of the credit rating herewith presented.
 - A) Audited financial statements presented by the rating stakeholders
 - B) Explanations of business performance, management plans, etc. presented by the rating stakeholders

Overall assessment of the Quality of Information Available and Considered in Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(l) of Rule 17g-7

- JCR holds its basic policies for securing the quality of information as a base of due diligence for the determination of credit ratings. The information used as a base for the determination of credit rating herewith presented satisfies such policies, which include the audit by an independent auditor, the warranty made by the issuer, the publication by the issuer, some independent media or, otherwise, JCR analyst's scrutiny, etc.
- JCR sees no particular weakness in the quality of information used for the determination of the credit rating herewith presented as compared to the information used in other cases of the credit rating for comparable issuers or ratable objects.
- If the credit rating is an Indication, please see the report for Indication.

1 🛛 🛛 Information Relating to Conflicts of Interest as Required by Paragraph (a)(1)(ii)(J) of Rule 17g-7

- JCR receives payment of compensation for the determination of the credit rating herewith presented from either one of those parties who are issuer, underwriter, depositor or sponsor.
- JCR did not receive in the last fiscal year in the past payment of compensation from the same party for any kind of JCR's service other than the determination of public or private credit rating, such as one in the ancillary business.

 $11 \begin{bmatrix} \text{Explanation or Measure of the Potential Volatility of the Credit Rating as Required by Paragraph} \\ \textbf{(a)(1)(ii)(K) of Rule 17g-7} \end{bmatrix}$

A) Business Bases

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The credit rating is subject to alteration if there is improvement or deterioration of the issuer's business bases, since its revenue, etc. may improve or deteriorate by the change in its business management policies, clients' preferences, competitive situation, or a technological innovation. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the business bases is large.

B) Financial Grounds and Asset Quality

The credit rating is subject to alteration if the issuer increases/ decreases its debt/ capital or vice versa and thereby makes its individual debt payment liability less or more bearable and its loss absorption capacity into the future decreased or increased. Also, the changes in the quality of asset under the issuer's holding may affect the credit rating, since such changes could raise or lower the likelihood of future loss of the issuer's financial grounds. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the financial grounds and/ or asset quality is large.

C) Liquidity Positions

The credit rating is subject to alteration if there is a change in the issuer's financial management policy or in the relations with fund procurement sources and the change thereby makes its liquidity positions improve or deteriorate. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is large.



D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The credit rating is subject to alteration if there is a change in the issuer's parent company or subsidiary, guarantor or other provider of credit enhancement, or the government of the issuer's business domicile, or other related parties' own conditions and/ or position of support/ assistance for the issuer, and the change thereby makes its business bases, financial grounds and/ or liquidity positions improve or deteriorate, and/ or making the effectiveness of guarantee and other credit enhancement improve or deteriorate. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large.

E) Order of Seniority in Debt Payment and Non-Payment Forgiven by Contract

The credit rating is subject to alteration if there is a change in the rated debt's status in the order of seniority relative to other debts caused by the improvement/ deterioration of the issuer's financial condition. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large. Also, in case of the financial products for which non-payment of interest/ principal is contractually permissible, the credit rating is subject to alteration if and when the likelihood of such non-payment is projected to increase or decrease. The resultant alteration of the credit rating could be by a notch but often as much as a few notches.

F) Rise and Fall in General Economy and Markets

The credit rating is subject to alteration if there is a rise/ fall in the general economy and/ or the markets inducing the issuer's revenues/ expenses to increase/ decrease and vice versa, etc. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is exceptionally large.

G) Various Events

The credit rating is subject to alteration on occurrence of various events, such as change in the issuer's major shareholders, M&A and other organizational change, accident, violation of the law, litigation, legal/ regulatory change, natural disaster, etc., which are unforeseeable at the time when the credit rating is determined, causing a significant change on the issuer's business bases, financial grounds, etc. The resultant alteration of the credit rating could be by a notch but more often than not as much as a few notches.

Information on the Content of the Credit Rating, Including the Historical Performance of the Credit Rating and the Expected Probability of Default and the Expected Loss in the Event of Default as Required by Paragraph (a)(1)(ii)(L) of Rule 17g-7

- Historical records of the credit rating herewith presented are posted in the end of this paper.
- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- Facts of the probability of default are posted as Form NRSRO Exhibit 1 on the JCR website under the URL:

https://www.jcr.co.jp/en/service/company/regu/nrsro/

13 Information on the Sensitivity of the Credit Rating to Assumptions Made as Required by Paragraph (a)(1)(ii)(M) of Rule 17g-7

A) Business Bases

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's business bases and powers of earning or cash flow generation, etc. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's business bases on some drastic change in the operational environments, etc.

B) Financial Grounds and Asset Quality

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's financial grounds and asset

quality. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's financial grounds and/ or asset quality on some drastic change in its business bases.

C) Liquidity Risks

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's liquidity positions. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's liquidity positions on some drastic change in its financial management policy or relations with fund procurement sources, etc.

D) Order of Seniority in Debt Payment and Non-Payment Forgiven by Contract

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the order of seniority in repayment of interests and principal. JCR assumes the resultant change of the credit rating is most likely by a notch. The change could be as much as a few notches if the issuer's financial structure differs so much and thereby the balance between debts shifted so greatly. Rating change is also possible in case of the financial products for which non-payment of interest/ principal is contractually permissible, if and when the assumptions made at the time of its determination turns out to be inaccurate. The change of the credit rating is assumed to be by a notch but often as much as a few notches.

E) Rise and Fall in General Economy and Markets

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the prospects of general economy and markets. JCR expects the change should be most likely by a notch but could be as much as a few notches, should the economy or the markets change so greatly.

$14 \left| \begin{array}{c} \mbox{Information on the Representations, Warranties, and Enforcement Mechanisms of an Assetbacked Security as Required by Paragraph (a)(1)(ii)(N) of rule 17g-7 \end{array} \right.$

• The credit rating herewith presented is not for an ABS product, and hence no relevant issue.

Japan Credit Rating Agency, Ltd.

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JCR



The Historical Performance of the Credit Rating

Issues Issues Patheasime Name Patheasime Name Rating Option/Chinescher Kattetts Group Holdings Co., Ltd. Issues(Long-term) August 20, 2007 A. Stable Kattetts Group Holdings Co., Ltd. Issues(Long-term) August 20, 2009 BBB+ Stable Kattetts Group Holdings Co., Ltd. Issuer(Long-term) September 22, 2010 BBB+ Stable Kattetts Group Holdings Co., Ltd. Issuer(Long-term) September 11, 2012 BBB+ Negative Kintetts Group Holdings Co., Ltd. Issuer(Long-term) November 12, 2013 BBB+ Negative Kintetts Group Holdings Co., Ltd. Issuer(Long-term) November 12, 2015 BBB+ Negative Kintetts Group Holdings Co., Ltd. Issuer(Long-term) Permits 12, 2015 BBH Negative Kintetts Group Holdings Co., Ltd. Issuer(Long-term) Permits 12, 2015 BBH Negative Kintetts Group Holdings Co., Ltd. Issuer(Long-term) Permits 12, 2015 BBH Stable Kintetts Group Holdings Co., Ltd. Issuer(Long-term) Petmary 1, 2021 BBH Stable			······		
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	Kintetsu Group Holdings Co., Ltd.	Bonds no.112	October 3, 2019	BBB+	



Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Kintetsu Group Holdings Co., Ltd.		February 1, 2021	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.112	April 8, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.112	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.115	October 11, 2019	BBB+	
Kintetsu Group Holdings Co., Ltd.		February 1, 2021	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.115	April 8, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.		March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.116	January 24, 2020	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.116	February 1, 2021	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.116	April 8, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.116	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.117	January 24, 2020	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.117	February 1, 2021	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.117	April 8, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.117	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.120	August 28, 2020	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.120	February 1, 2021	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.120	April 8, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.120	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.121	December 2, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.121	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.122	December 2, 2022	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.122	March 31, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.123	July 14, 2023	BBB+	
Kintetsu Group Holdings Co., Ltd.	Bonds no.124	July 14, 2023	BBB+	

The Historical Performance of the Credit Rating

Attestation Required by Paragraph (a)(1)(iii) of Rule 17g-7

I, Mikiya Kubota, have responsibility to this Rating Action and to the best of my knowledge:

- A) No part of the credit rating was influenced by any other business activities.
- B) The credit rating was based solely upon the merits of the obligor, security, or money market instrument being rated.
- C) The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

窪田幹也

Mikiya Kubota General Manager of Corporate Rating Department I

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