

<p>Supplementary Information to Financial Results for the Fiscal Year Ended February 28, 2022</p>
---

<p>From March 1, 2021 to February 28, 2022</p>
--

## J. Front Retailing Co., Ltd.

### Contents

<u>I. J. Front Retailing Consolidated Statements 【IFRS】</u>	Page
1. Consolidated business performance .....	1, 2
2. Segment information .....	3
3. Performance by consolidated company .....	4, 5
4. Consolidated capital expenditures .....	6
5. Components of SGA .....	6
6. Components of other operating income and other operating expenses .....	6
7. Components of finance income and finance costs and share of profit (loss) of investments accounted for using equity method .....	7
8. Main changes in consolidated statements of financial position .....	7
9. Number of employees of consolidated companies .....	7
<u>II. Daimaru Matsuzakaya Department Stores Non-consolidated Statements 【IFRS】</u>	
1. Business performance .....	8, 9
2. Summary of gross sales .....	10 - 13
3. Components of SGA .....	14
4. Components of other operating income and other operating expenses .....	14
5. Components of finance income and finance costs .....	14
<u>III. Parco Non-consolidated Statements 【IFRS】</u>	
1. Business performance .....	15, 16
2. Summary of gross sales (Parco stores) .....	17, 18
3. Components of operating costs .....	18
4. Components of SGA .....	18
5. Components of other operating income and other operating expenses .....	19
6. Components of finance income and finance costs .....	19
<u>IV. JFR Card Non-consolidated Statements 【IFRS】</u>	
1. Business performance .....	20
2. Summary of results for current period .....	20
<Reference>	
Changes in reportable segments .....	21

**I. J. Front Retailing Consolidated Statements 【IFRS】**
**1-1. Consolidated business performance (comparison with previous year and forecast released in October 2021)**

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2022)	Results for previous period (fiscal year ended February 28, 2021)	YoY		Forecast released in October 2021	Change
			Amount	%		
1. Gross sales	875,281	769,453	105,828	13.8	922,000	(46,719)
2. Revenue	331,484	319,079	12,405	3.9	357,500	(26,016)
3. Gross profit	147,842	134,368	13,474	10.0	152,500	(4,658)
4. Gross margin ratio	44.60%	42.11%	Difference 2.49%		42.66%	Difference 1.94%
5. Selling, general and administrative expenses (SGA)	136,123	132,001	4,122	3.1	140,500	(4,377)
6. Business profit	11,718	2,366	9,352	395.1	12,000	(282)
7. Operating profit	9,380	(24,265)	33,645	—	5,500	3,880
8. Profit before tax	6,190	(28,672)	34,862	—	2,000	4,190
9. Profit attributable to owners of parent	4,321	(26,193)	30,514	—	1,000	3,321
10. Total assets	1,192,907	1,263,722	(70,815)		1,200,000	(7,093)
11. Equity attributable to owners of parent	350,368	352,171	(1,803)		345,000	5,368
12. Ratio of equity attributable to owners of parent to total assets	29.4%	27.9%	Difference 1.5%		28.8%	Difference 0.6%
13. Total interest-bearing liabilities	502,109	562,815	(60,706)		542,000	(39,891)
[Of which: lease liabilities]	[184,394]	[202,885]	[(18,491)]		[185,000]	[(606)]
14. Financial balance	(4,555)	(5,124)	569		(4,700)	145
15. Cash flows from operating activities	49,866	56,471	(6,605)		40,000	9,866
16. Cash flows from investing activities	(5,289)	(20,870)	15,581		(7,000)	1,711
17. Free cash flows	44,577	35,601	8,976		33,000	11,577
18. Cash flows from financing activities	(80,392)	58,727	(139,119)		(41,000)	(39,392)
19. Return on equity attributable to owners of parent (ROE)	1.2%	(7.1)%	Difference 8.3%		0.3%	Difference 0.9%
20. Return on assets (ROA)	0.8%	(1.9)%	Difference 2.7%		0.4%	Difference 0.4%
21. Return on invested capital (ROIC)	1.2%	0.2%	Difference 1.0%		1.2%	Difference 0.0%
22. Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)	1.43 Times	1.60 Times	Difference (0.17) Times		1.57 Times	Difference (0.14) Times
23. Interest-bearing liabilities to cash flow ratio	10.07 Times	9.97 Times	Difference 0.10 Times		13.55 Times	Difference (3.48) Times

Notes: 1. Gross sales are calculated by converting sales from purchase recorded at the time of sale (*shoka shiire*) of the "Department Store Business" and "Other (Daimaru Kogyo)," which are recognized as revenue under IFRS, into gross amount and converting the net amount of sales of the "SC Business (Parco SC)" into tenant transaction volume (gross amount basis).

2. Business profit is calculated by subtracting cost of sales and SGA from revenue.

3. Profit attributable to owners of parent, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.

1-2. Consolidated business performance (forecast for next period)

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2023)				Results for current period (fiscal year ended February 28, 2022)
	Six months ending August 31, 2022	YoY	Full year ending February 28, 2023	YoY	
1. Gross sales	492,000	89,852	1,020,000	144,719	875,281
2. Revenue	179,000	21,667	370,000	38,516	331,484
3. Gross profit	86,500	16,807	175,000	27,158	147,842
4. Gross margin ratio	48.32%	Difference 4.02%	47.30%	Difference 2.70%	44.60%
5. SGA	75,000	8,962	153,000	16,877	136,123
6. Business profit	11,500	7,846	22,000	10,282	11,718
7. Operating profit	10,500	11,888	21,000	11,620	9,380
8. Profit before tax	9,000	11,871	17,500	11,310	6,190
9. Profit attributable to owners of parent	6,000	7,995	11,500	7,179	4,321
10. Total assets	1,170,000	(22,907)	1,150,000	(42,907)	1,192,907
11. Equity attributable to owners of parent	351,500	1,132	353,000	2,632	350,368
12. Ratio of equity attributable to owners of parent to total assets	30.0%	Difference 0.6%	30.7%	Difference 1.3%	29.4%
13. Total interest-bearing liabilities	480,000	(22,109)	440,000	(62,109)	502,109
[Of which: lease liabilities]	[176,000]	[(8,394)]	[170,000]	[(14,394)]	[184,394]
14. Financial balance	(2,100)	(27)	(4,500)	55	(4,555)
15. Cash flows from operating activities	24,500	7,239	57,000	7,134	49,866
16. Cash flows from investing activities	(17,000)	(12,133)	(32,000)	(26,711)	(5,289)
17. Free cash flows	7,500	(4,893)	25,000	(19,577)	44,577
18. Cash flows from financing activities	(33,000)	(15,038)	(86,000)	(5,608)	(80,392)
19. Return on equity attributable to owners of parent (ROE)	/	/	3.3%	Difference 2.1%	1.2%
20. Return on assets (ROA)			1.8%	Difference 1.0%	0.8%
21. Return on invested capital (ROIC)			2.4%	Difference 1.2%	1.2%
22. Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)			1.25 Times	Difference (0.18) Times	1.43 Times
23. Interest-bearing liabilities to cash flow ratio			7.72 Times	Difference (2.35) Times	10.07 Times

- Notes: 1. Gross sales are calculated by converting sales from *shoka shiire* of the "Department Store Business", which are recognized as revenue under IFRS, into gross amount and converting the net amount of sales of the "SC Business (Parco SC)" into tenant transaction volume (gross amount basis).  
2. Business profit is calculated by subtracting cost of sales and SGA from revenue.  
3. Profit attributable to owners of parent, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.  
4. YoY changes for six months ending August 31, 2022 in Items 10, 11, 12 and 13 are comparisons with the end of the previous period.

## 2. Segment information (results and forecast for next period)

### <Results>

Full year results (fiscal year ended February 28, 2022)

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	555,845	219,172	53,794	14,556	843,368	73,246	916,615	(41,333)	875,281
YoY %	16.5	11.9	5.9	26.6	14.7	(3.1)	13.1	—	13.8
(1) Revenue to external customers	190,307	51,585	40,698	7,273	289,864	41,619	331,484	—	331,484
(2) Intersegment revenue	431	971	9,935	3,764	15,103	20,135	35,239	(35,239)	—
Total revenue	190,739	52,556	50,633	11,037	304,967	61,755	366,723	(35,239)	331,484
YoY %	9.7	(5.2)	(5.9)	22.2	4.4	(1.3)	3.4	—	3.9
Business profit	1,798	3,844	3,134	1,906	10,683	1,252	11,936	(217)	11,718
YoY %	—	281.3	10.3	380.4	715.9	(24.3)	302.7	—	395.1
Segment profit	(4,594)	2,055	4,711	1,970	4,142	1,199	5,341	4,039	9,380
YoY %	—	—	137.7	367.8	—	(30.5)	—	—	—

### <Forecast for next period>

Six months ending August 31, 2022

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	317,400	132,277	28,300	6,246	484,223	27,800	512,023	(20,023)	492,000
YoY %	28.1	28.5	(2.5)	(8.6)	25.3	(24.3)	21.0	—	22.3
(1) Revenue to external customers	106,120	28,100	22,875	3,994	161,091	17,908	179,000	—	179,000
(2) Intersegment revenue	179	655	5,424	2,251	8,510	10,291	18,801	(18,801)	—
Total revenue	106,300	28,755	28,300	6,246	169,601	28,200	197,801	(18,801)	179,000
YoY %	22.9	7.4	10.0	26.1	17.8	(10.4)	12.8	—	13.8
Business profit	4,500	4,751	1,000	1,348	11,599	800	12,399	(899)	11,500
YoY %	—	74.6	(42.1)	183.1	239.6	62.3	217.2	—	214.6
Segment profit	3,500	4,824	1,000	1,345	10,669	720	11,389	(889)	10,500
YoY %	—	957.6	(44.7)	165.4	—	63.7	—	—	—

Full year forecast (fiscal year ending February 28, 2023)

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	665,500	267,488	57,800	12,835	1,003,623	56,300	1,059,923	(39,923)	1,020,000
YoY %	19.7	22.0	7.4	(11.8)	19.0	(23.1)	15.6	—	16.5
(1) Revenue to external customers	222,641	55,815	46,596	7,908	332,962	37,037	370,000	—	370,000
(2) Intersegment revenue	358	1,284	11,203	4,926	17,773	19,862	37,635	(37,635)	—
Total revenue	223,000	57,100	57,800	12,835	350,735	56,900	407,635	(37,635)	370,000
YoY %	16.9	8.6	14.2	16.3	15.0	(7.9)	11.2	—	11.6
Business profit	10,500	6,502	2,000	2,790	21,792	1,100	22,892	(892)	22,000
YoY %	483.9	69.1	(36.2)	46.3	104.0	(12.2)	91.8	—	87.7
Segment profit	8,500	6,624	2,600	2,791	20,515	900	21,415	(415)	21,000
YoY %	—	222.3	(44.8)	41.7	395.3	(25.0)	300.9	—	123.9

Note: Daimaru Matsuzakaya Department Stores Co. Ltd. absorbed and merged Daimaru Matsuzakaya Sales Associates Co. Ltd. on September 1, 2021.

Accordingly, the full year results of the "Department Store Business" and "Other" have been adjusted respectively as if the merger by absorption had occurred at the beginning of the current period.

### 3-1. Performance by consolidated company (results)

(Millions of yen)

Company name	Results for current period (fiscal year ended February 28, 2022)				Capital	Ownership percentage (%)	Business
	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	15,482	10,534	14,533	14,895	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	174,988	2,959	(1,824)	(2,995)	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	12,539	(893)	(1,395)	(1,789)	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	3,155	(205)	(1,031)	(857)	300	100.0	Department store
5. Parco Co., Ltd.	57,488	5,863	4,819	841	34,367	100.0	Shopping center Developer
6. Parco (Singapore) Pte Ltd	101	2	7	7	SGD 4M	100.0	Shopping center
7. Parco Space Systems Co., Ltd.	18,150	461	367	216	100	100.0	Space engineering & management
8. J. Front Design & Construction Co., Ltd.	26,815	982	1,357	909	100	100.0	Design & construction contracting
9. Parco Digital Marketing Co., Ltd.	1,063	1	2	0	10	100.0	Internet-related business
10. Japan Retail Advisors Co., Ltd.	—	(0)	(0)	(0)	10	100.0	Real estate management Consulting
11. JFR Card Co., Ltd.	11,037	1,906	1,970	1,113	100	100.0	Payment and finance
12. Daimaru Kogyo, Ltd.	33,392	200	191	131	1,800	100.0	Wholesale
13. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	9,730	149	138	111	USD 2M	100.0	Wholesale
14. Daimaru Kogyo (Thailand) Co., Ltd.	391	(12)	(12)	(11)	THB 202M	99.9	Wholesale
15. Taiwan Daimaru Kogyo, Ltd.	146	(17)	(26)	(27)	NTD 60M	100.0	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	1,064	139	136	78	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	1,028	496	496	363	400	50.2	Parking
18. JFR Service Co. Ltd.	8,395	59	59	70	100	100.0	Commissioned back-office service Leasing Parking
19. JFR Information Center Co., Ltd.	7,062	477	479	313	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	123	(399)	(434)	109	100	100.0	Specified prepaid transaction service
21. Neuve A Co., Ltd.	3,255	(279)	2,344	2,340	—	—	Specialty store
22. Daimaru Matsuzakaya Sales Associates Co. Ltd.	3,459	103	191	132	—	—	Commissioned sales & store operations
23. Dimples' Co., Ltd.	10,057	163	175	117	90	10.0	Staffing service

Notes: 1. Parco Co., Ltd. sold all shares of Neuve A Co., Ltd. on June 30, 2021.

2. Daimaru Matsuzakaya Department Stores Co. Ltd. absorbed and merged Daimaru Matsuzakaya Sales Associates Co. Ltd. on September 1, 2021.

3. The Company transferred 90% of the shares of Dimples' Co., Ltd. and excluded it from the scope of consolidation on February 28, 2022.

3-2. Performance by consolidated company (forecast for next period)

(Millions of yen)

Company name	Forecast for next period (fiscal year ending February 28, 2023)								Capital	Ownership percentage (%)	Business
	Six months ending August 31, 2022				Full year ending February 28, 2023						
	Revenue	Business profit	Operating profit	Profit	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	8,243	4,977	4,910	4,549	15,425	9,075	9,001	8,273	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	97,100	4,300	3,700	2,000	204,100	9,800	8,200	4,500	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	7,200	90	(100)	(133)	15,000	550	360	108	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	2,000	110	100	65	3,900	150	140	77	300	100.0	Department store
5. Parco Co., Ltd.	32,133	5,004	5,050	2,732	63,942	6,591	7,406	3,465	34,367	100.0	Shopping center Developer
6. Parco (Singapore) Pte Ltd	92	10	10	9	179	11	15	14	SGD 4M	100.0	Shopping center
7. Parco Space Systems Co., Ltd.	9,233	32	35	24	20,435	533	505	328	100	100.0	Space engineering & management
8. J. Front Design & Construction Co., Ltd.	15,400	702	700	456	30,000	1,285	1,280	829	100	100.0	Design & construction contracting
9. Parco Digital Marketing Co., Ltd.	600	25	25	15	1,330	106	100	61	10	100.0	Internet-related business
10. Japan Retail Advisors Co., Ltd.	—	(0)	(0)	(0)	—	(46)	(46)	(46)	10	100.0	Real estate management Consulting
11. JFR Card Co., Ltd.	6,246	1,348	1,345	881	12,835	2,790	2,791	1,740	100	100.0	Payment and finance
12. Daimaru Kogyo, Ltd.	17,218	140	94	61	36,201	392	242	155	1,800	100.0	Wholesale
13. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	4,653	68	68	51	9,350	120	120	90	USD 2M	100.0	Wholesale
14. Daimaru Kogyo (Thailand) Co., Ltd.	248	2	2	2	580	9	9	8	THB 202M	99.9	Wholesale
15. Taiwan Daimaru Kogyo, Ltd.	108	(10)	(10)	(10)	222	(19)	(19)	(19)	NTD 60M	100.0	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	541	51	32	17	1,102	117	98	61	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	552	295	294	212	1,100	487	486	354	400	50.2	Parking
18. JFR Service Co. Ltd.	3,205	(177)	(177)	(161)	6,387	(303)	(303)	(274)	100	100.0	Commissioned back-office service Leasing Parking
19. JFR Information Center Co., Ltd.	4,972	329	330	205	8,969	519	520	343	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	19	(230)	(251)	51	79	(442)	(481)	56	100	100.0	Specified prepaid transaction service

#### 4. Consolidated capital expenditures (results and plan for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)	Plan for next period (fiscal year ending February 28, 2023)	Remarks
Daimaru Matsuzakaya Department Stores	5,264	13,500	Sales floor renovation (Nagoya store, Kobe store and others) and others
Hakata Daimaru	771	600	Sales floor renovation and others
Kochi Daimaru	216	500	"
Parco	6,228	16,000	
[SC Business]	[2,327]	[4,600]	Sales floor renovation (Shinsaibashi PARCO and others) and others
[Developer Business]	[3,901]	[11,400]	The former site of Matsuzakaya distribution center
Other	1,396	5,000	
Intercompany eliminations	(1,261)	(1,200)	
Total consolidated	12,616	34,400	
Right-of-use assets	8,467	10,900	
Total investment	21,083	45,300	

#### 5. Components of SGA (results and forecast for next period)

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2022)			Forecast for next period (fiscal year ending February 28, 2023)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	49,944	2.7	15.1	49,400	(1.1)	13.4
Advertising expenses	9,189	14.9	2.8	11,000	19.7	3.0
Packing and transportation costs	2,849	(4.6)	0.9	2,900	1.8	0.8
Rent expenses	997	(52.6)	0.3	500	(49.9)	0.1
Depreciation	25,971	3.3	7.8	27,800	7.0	7.5
Operational costs	6,677	9.1	2.0	8,700	30.3	2.4
Other	40,494	3.7	12.2	52,700	30.1	14.2
Total	136,123	3.1	41.1	153,000	12.4	41.4

Note: Depreciation is included in cost of sales and other operating expenses as well as SGA.

Cost of sales: Results for current period: 21,965 million yen / Results for previous period: 19,737 million yen / Forecast for next period: 5,100 million yen

Other operating expenses: Results for current period: 1,692 million yen / Results for previous period: 5,487 million yen / Forecast for next period: — million yen

#### 6. Components of other operating income and other operating expenses

(results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)	Forecast for next period (fiscal year ending February 28, 2023)	Remarks
Other operating income	11,068	2,500	
Subsidies for employment adjustment	399	—	Mainly Daimaru Matsuzakaya Department Stores 259
Other subsidies	1,012	—	Mainly Daimaru Matsuzakaya Department Stores 599
Gain on sale of fixed assets	2,666	—	
Gain on sale of shares of subsidiaries	3,951	—	
Other	3,038	2,500	
Other operating expenses	13,406	3,500	
Loss on disposal of fixed assets	1,726	2,300	Mainly Parco SC 628, Daimaru Matsuzakaya Department Stores 612
Impairment losses	1,136	—	Mainly Parco Developer 775
Costs associated with temporary closure	3,146	—	Mainly Daimaru Matsuzakaya Department Stores 2,220, Parco SC 550
Loss on sale of shares of subsidiaries	1,818	—	
Restructuring expenses	3,802	—	Additional retirement allowances, etc. (mainly Daimaru Matsuzakaya Department Stores 3,460)
Other	1,775	1,200	

## 7. Components of finance income and finance costs and share of profit (loss) of investments

accounted for using equity method (results and forecast for next period) (Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)		Forecast for next period (fiscal year ending February 28, 2023)	
		YoY		YoY
Finance income	1,335	373	1,000	(335)
Interest and dividend income	1,335	373	1,000	(335)
Finance costs	5,890	(196)	5,500	(390)
Interest expenses on borrowings and bonds	5,214	(366)	3,500	(1,714)
Other	676	170	2,000	1,324
Share of profit (loss) of investments accounted for using equity method	1,364	647	1,000	(364)

## 8. Main changes in consolidated statements of financial position

(Millions of yen)

Item	End of current period (Feb 28, 2022)	End of previous period (Feb 28, 2021)	Change	Remarks
Current assets				
Cash and cash equivalents	93,278	128,925	(35,647)	Mainly J. front Retailing
Inventories	12,459	20,684	(8,225)	Mainly J. front Design & Construction
Non-current assets				
Buildings and structures	187,500	199,462	(11,962)	Mainly Daimaru Matsuzakaya Department Stores and Parco
Right-of-use assets	140,470	157,819	(17,349)	"
Current liabilities				
Commercial papers	15,002	70,001	(54,999)	J. front Retailing
Current portion of bonds payable	20,000	—	20,000	"
Non-current liabilities				
Long-term borrowings	129,810	144,960	(15,150)	Mainly J. front Retailing
Bonds payable	79,752	69,819	9,933	J. front Retailing
Long-term lease liabilities	155,839	173,085	(17,246)	Mainly Daimaru Matsuzakaya Department Stores and Parco

## 9. Number of employees of consolidated companies (results and forecast for next period)

(People)

Component	Results for current period (fiscal year ended February 28, 2022)				Forecast for next period (fiscal year ending February 28, 2023)			
	Regular	Dedicated	Fixed-term	Total	Regular	Dedicated	Fixed-term	Total
J. Front Retailing	138	1	15	154	155	1	15	171
Department Store Business	2,724	1,044	280	4,048	2,854	1,128	278	4,260
[Of which: Daimaru Matsuzakaya Department Stores]	[2,459]	[988]	[219]	[3,666]	[2,590]	[1,069]	[219]	[3,878]
SC Business	494	—	102	596	517	—	102	619
Developer Business	873	3	412	1,288	853	3	408	1,264
Payment and Finance Business	201	20	14	235	217	20	14	251
Other	1,159	376	292	1,827	656	107	161	924
Total	5,589	1,444	1,115	8,148	5,252	1,259	978	7,489

Note: Daimaru Matsuzakaya Department Stores Co. Ltd. absorbed and merged Daimaru Matsuzakaya Sales Associates Co. Ltd. on September 1, 2021.



## II. Daimaru Matsuzakaya Department Stores Non-consolidated Statements 【IFRS】

\*Results for the previous year have been adjusted retrospectively as if the Real Estate Business, which was transferred to Parco Co., Ltd. on September 1, 2020, had been transferred at the beginning of the previous year.

### 1-1. Business performance (comparison with previous year and forecast released in October 2021)

Item	Results for current period (fiscal year ended February 28, 2022)	Results for previous period (fiscal year ended February 28, 2021)	YoY		Forecast released in October 2021	Change
			Amount	%		
1. Gross sales	505,987	433,876	72,111	16.6	528,000	(22,013)
[Of which: real estate lease revenue]	[19,317]	[17,042]	[2,275]	[13.3]	[19,100]	[217]
2. Revenue	174,988	159,232	15,756	9.9	185,300	(10,312)
3. Gross profit	105,105	91,679	13,426	14.6	108,900	(3,795)
4. Gross margin ratio	60.06%	57.58%	Difference 2.48%		58.77%	1.29%
5. SGA	102,145	93,545	8,600	9.2	105,000	(2,855)
6. Business profit	2,959	(1,865)	4,824	—	3,900	(941)
7. Operating profit	(1,824)	(18,691)	16,867	—	900	(2,724)
8. Profit before tax	(3,246)	(20,784)	17,538	—	(700)	(2,546)
9. Profit	(2,995)	(13,374)	10,379	—	(500)	(2,495)
10. Total assets	455,040	475,963	(20,923)		455,000	40
11. Equity	136,672	144,270	(7,598)		137,800	(1,128)
12. Equity ratio	30.0%	30.3%	Difference (0.3)%		30.3%	(0.3)%
13. Total interest-bearing liabilities	135,518	145,507	(9,989)		139,000	(3,482)
[Of which: lease liabilities]	[91,641]	[105,241]	[(13,600)]		[91,200]	[441]
14. Financial balance	(1,422)	(2,093)	671		(1,600)	178
15. Cash flows from operating activities	25,890	26,011	(121)		24,000	1,890
16. Cash flows from investing activities	(3,966)	(11,982)	8,016		(4,000)	34
17. Cash flows from financing activities	(23,491)	(13,454)	(10,037)		(21,000)	(2,491)
18. Return on equity (ROE)	(2.1)%	(7.9)%	Difference 5.8%		(0.4)%	(1.7)%
19. Return on assets (ROA)	(0.4)%	(3.4)%	Difference 3.0%		0.2%	(0.6)%
20. Return on invested capital (ROIC)	1.1%	(0.5)%	Difference 1.6%		1.5%	(0.4)%

Notes: 1. Gross sales are calculated by converting sales from *shoka shire*, which are recognized as revenue under IFRS, into gross amount.

2. Business profit is calculated by subtracting cost of sales and SGA from revenue.

3. Profit, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.

1-2. Business performance (forecast for next period)

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2023)				Results for current period (fiscal year ended February 28, 2022)
	Six months ending August 31, 2022	YoY	Full year ending February 28, 2023	YoY	
1. Gross sales	288,800	63,429	605,900	99,913	505,987
[Of which: real estate lease revenue]	[10,200]	[1,173]	[20,600]	[1,283]	[19,317]
2. Revenue	97,100	17,827	204,100	29,112	174,988
3. Gross profit	60,100	12,222	124,700	19,595	105,105
4. Gross margin ratio	61.89%	Difference 1.49%	61.10%	Difference 1.04%	60.06%
5. SGA	55,800	7,468	114,900	12,755	102,145
6. Business profit	4,300	4,754	9,800	6,841	2,959
7. Operating profit	3,700	6,512	8,200	10,024	(1,824)
8. Profit before tax	2,900	6,111	6,500	9,746	(3,246)
9. Profit	2,000	4,225	4,500	7,495	(2,995)
10. Total assets	456,000	960	444,000	(11,040)	455,040
11. Equity	135,800	(872)	135,300	(1,372)	136,672
12. Equity ratio	29.8%	Difference (0.2)%	30.5%	Difference 0.5%	30.0%
13. Total interest-bearing liabilities	135,500	(18)	122,600	(12,918)	135,518
[Of which: lease liabilities]	[83,095]	[(8,546)]	[73,400]	[(18,241)]	[91,641]
14. Financial balance	(800)	(401)	(1,700)	(278)	(1,422)
15. Cash flows from operating activities	12,500	5,560	33,400	7,510	25,890
16. Cash flows from investing activities	(7,000)	(6,322)	(12,000)	(8,034)	(3,966)
17. Cash flows from financing activities	(5,500)	1,894	(21,400)	2,091	(23,491)
18. Return on equity (ROE)			3.3%	Difference 5.4%	(2.1)%
19. Return on assets (ROA)			1.8%	Difference 2.2%	(0.4)%
20. Return on invested capital (ROIC)			3.7%	Difference 2.6%	1.1%

Notes 1. Gross sales are calculated by converting sales from *shoka shiire*, which are recognized as revenue under IFRS, into gross amount.

2. Business profit is calculated by subtracting cost of sales and SGA from revenue.

3. Profit, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.

4. YoY changes for six months ending August 31, 2022 in Items 10, 11, 12 and 13 are comparisons with the end of the previous period.

## 2. Summary of gross sales

### (1)-1. Sales by store (comparison with previous year)

\*Results for the previous year have been restated due to changes in disclosure classification.

(Millions of yen, %)

Store	Period	Results for current period (fiscal year ended February 28, 2022)	Results for previous period (fiscal year ended February 28, 2021)	YoY	
				Amount	%
				Daimaru	Osaka Shinsaibashi
	Osaka Umeda	41,227	37,913	3,314	8.7
	Tokyo	47,615	38,758	8,857	22.9
	Kyoto	52,433	47,152	5,281	11.2
	Kobe	70,160	58,779	11,381	19.4
	Suma	6,549	6,888	(339)	(4.9)
	Ashiya	4,173	3,417	756	22.1
	Sapporo	49,376	41,745	7,631	18.3
	Shimonoseki	8,410	8,109	301	3.7
Matsuzakaya	Nagoya	103,984	86,624	17,360	20.0
	Ueno	20,894	18,108	2,786	15.4
	Shizuoka	17,088	14,852	2,236	15.1
	Takatsuki	5,179	5,856	(677)	(11.6)
	Toyota	4,153	5,071	(918)	(18.1)
	Total all stores	484,129	413,867	70,262	17.0
	Total comparable stores	479,976	408,795	71,181	17.4
	Corporations, head office, etc.	21,857	20,008	1,849	9.2
	Total	505,987	433,876	72,111	16.6
	[Of which: net sales of goods]	486,670	416,834	69,836	16.8
	[Of which: real estate lease revenue]	19,317	17,042	2,275	13.3
	Total comparable stores	501,834	428,804	73,030	17.0

Notes: 1. Effective from the fiscal year ended February 28, 2022, sales of Corporate Sales Division and revenue attributable to head office, which had been included in relevant stores, have been changed to be reported as corporations, head office, etc. YoY percentage changes are calculated by restating the results for the fiscal year ended February 28, 2021.

2. Effective from the fiscal year ended February 28, 2022, real estate lease revenue from Ginza Six and the tenants around department stores, etc., which had been included in the Real Estate Business, has been changed to be included in corporation, head office, etc. and relevant stores, respectively. YoY percentage changes are calculated by restating the results for the fiscal year ended February 28, 2021.

3. The Matsuzakaya Toyota store closed on September 30, 2021.

4. Total comparable stores does not include the values of the Matsuzakaya Toyota store.

## 2. Summary of gross sales

### (1)-2. Sales by store (forecast for next period )

(Millions of yen, %)

Store	Period	Forecast for next period (fiscal year ending February 28, 2023)				Results for current period (fiscal year ended February 28, 2022)
		Six months ending August 31, 2022	YoY %	Full year ending February 28, 2023	YoY %	
Daimaru	Osaka Shinsaibashi	29,830	31.2	63,730	20.5	52,883
	Osaka Umeda	24,720	39.3	51,620	25.2	41,227
	Tokyo	31,920	58.9	65,260	37.1	47,615
	Kyoto	30,540	28.9	65,100	24.2	52,433
	Kobe	38,310	28.7	82,600	17.7	70,160
	Suma	3,140	(4.2)	6,620	1.1	6,549
	Ashiya	2,170	8.6	4,480	7.3	4,173
	Sapporo	28,790	33.0	61,020	23.6	49,376
	Shimonoseki	4,790	17.5	9,960	18.4	8,410
Matsuzakaya	Nagoya	56,840	20.3	120,040	15.4	103,984
	Ueno	12,660	35.1	25,760	23.3	20,894
	Shizuoka	9,560	28.9	20,100	17.6	17,088
	Takatsuki	2,880	19.8	5,970	15.3	5,179
	Toyota	—	—	—	—	4,153
	Total all stores	276,150	28.8	582,260	20.3	484,129
	Total comparable stores	276,150	30.6	582,260	21.3	479,976
	Corporations, head office, etc.	12,650	16.1	23,640	8.2	21,857
	Total	288,800	28.1	605,900	19.7	505,987
	[Of which: net sales of goods]	278,600	28.8	585,300	20.3	486,670
	[Of which: real estate lease revenue]	10,200	13.0	20,600	6.6	19,317
	Total comparable stores	288,800	29.9	605,900	20.7	501,834

### (2) YoY percentage changes in monthly sales

(%)

Month	March 2021	April	May	June	July	August	1st half
Total all stores	33.5	202.4	78.4	2.3	8.5	(4.3)	27.6
Total comparable stores	33.9	204.0	78.6	2.3	8.1	(4.9)	27.5

Month	September	October	November	December	January 2022	February	2nd half	Full year
Total all stores	0.2	5.8	14.9	12.4	17.0	1.4	9.1	16.6
Total comparable stores	(2.0)	7.0	16.1	13.6	18.5	2.6	9.9	17.0

### (3) Sales classification

#### (i) Share of cash/credit sales

(Millions of yen, %)

Category	Amount	YoY %	Share
Cash sales	359,556	16.4	71.1
Credit sales	146,430	17.1	28.9
Total	505,987	16.6	100.0

#### (ii) Share of sales to corporate/individual customers (credit sales)

(%)

Category	Current period	Previous period	Sales YoY
Corporate	8.9	12.4	(15.9)
Individual	91.1	87.6	21.7
Total	100.0	100.0	17.1

#### (iii) Number of the company-issued cards, number of active cardholders and sales

(Thousand cards, thousand people, millions of yen, %)

Category	Number of cards issued	Number of active cardholders	Sales		% of total sales to individual customers
				YoY %	
Otokuisama Gold Card	312	238	135,598	21.9	28.7
Daimaru Matsuzakaya Card <Gold>	102	71	16,748	6.9	3.5
Daimaru Matsuzakaya Card	1,107	789	84,537	0.7	17.9
Total	1,522	1,099	236,885	12.3	50.1
Point card for cash purchases	1,817	1,082	65,195	33.5	13.8
Other	413	217	18,084	4.5	3.8
Total	3,753	2,194	311,907	15.3	66.0

Notes: 1. "Point card for cash purchases" includes sales from Daimaru Matsuzakaya app users (excluding when the company-issued credit cards are used, etc.) as well as Daimaru Matsuzakaya Point Card, Daimaru D Card, Matsuzakaya M Card, etc. "Other" includes the cards of membership organizations such as Tomonokai and Bridal Circle.

2. The total number of active cardholders and total sales differ from the sums of each card totals because some hold more than one card.

3. "Daimaru Matsuzakaya Card <Gold>" includes Daimaru Card Gold and Matsuzakaya Card Gold.

"Daimaru Matsuzakaya Card" includes Daimaru Card and Matsuzakaya Card.

#### (iv) Number of the company app users and purchase amount

(Thousand people, millions of yen, %)

Category	Number of effective users	Number of active users	Annual purchase amount	
				YoY %
Daimaru Matsuzakaya app	1,305	899	187,718	37.6

Notes: 1. The number of active users is the number of the effective users as of February 28, 2022 who made purchases during the one-year period preceding such date.

2. Purchase amount is the total amount of purchases paid by effective app users with the company-issued credit cards, point cards for cash purchases, or by having the barcode on the app's screen scanned.

### (4) Sales and gross margin ratio by merchandise category

(Millions of yen, %)

Merchandise category	Sales	YoY %	Share	Share LY	Gross margin ratio	YoY RD
Clothing	209,888	21.1	43.1	41.6	22.43	(0.71)
Accessories	25,243	8.1	5.2	5.6	27.35	(0.02)
General goods	90,433	20.9	18.6	18.0	23.58	(0.41)
Household goods	17,550	10.7	3.6	3.8	23.91	(0.61)
Foods	117,754	11.4	24.2	25.3	16.00	(0.27)
Other	25,799	8.0	5.3	5.7	16.52	0.09
Total	486,670	16.8	100.0	100.0	21.08	(0.38)

## (5) Number of business days and total number of customers by store

	Number of business days			Total number of customers	
	Current period	Previous period	Change	Current period	YoY
	Days	Days	Days	Thousand people	%
Daimaru Osaka Shinsaibashi	364	325	39	8,700	28.2
Osaka Umeda	364	325	39	19,735	19.0
Tokyo	364	326	38	17,119	26.6
Kyoto	364	344	20	9,454	8.7
Kobe	364	325	39	7,636	12.9
Suma	364	358	6	5,390	11.7
Ashiya	363	321	42	4,678	28.1
Sapporo	364	349	15	14,263	19.4
Shimonoseki	363	358	5	2,932	8.0
Matsuzakaya Nagoya	364	348	16	12,977	17.5
Ueno	364	324	40	6,004	20.7
Shizuoka	364	358	6	4,368	19.1
Takatsuki	364	358	6	5,396	19.6
Toyota	214	347	(133)	1,225	(25.6)
Total			178	119,883	19.0

Note: YoY percentage changes in total exclude the Matsuzakaya Toyota store, which closed on September 30, 2021.

## (6) Duty-free sales

(Millions of yen, %)

	Results for current period	YoY %	Sales share
Daimaru Osaka Shinsaibashi	2,118	58.1	4.0
Osaka Umeda	213	11.0	0.5
Tokyo	131	34.6	0.3
Kyoto	200	212.9	0.4
Kobe	481	45.5	0.7
Sapporo	53	(2.6)	0.1
Shimonoseki	0	78.3	0.0
Matsuzakaya Nagoya	611	136.4	0.6
Ueno	7	(61.2)	0.0
Shizuoka	27	441.3	0.2
Total	3,847	62.7	0.8

Note: Sales share is the duty-free sales percentage of total sales of each store.

## (7) Average spend per customer / conversion rate

	Results for current period	Results for previous period	YoY %
Average spend per customer (Yen)	5,003	4,737	5.6
Conversion rate (%)	56.3	60.5	(4.2)

Note:

$$\text{Average spend per customer} = \frac{\text{Cash sales}}{\text{Number of receipts issued}}$$

$$\text{Conversion rate} = \frac{\text{Number of receipts issued}}{\text{Number of customers}}$$

### 3. Components of SGA (results and forecast for next period)

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2022)			Forecast for next period (fiscal year ending February 28, 2023)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	24,210	20.2	13.8	29,830	23.2	14.6
Advertising expenses	7,567	20.1	4.3	9,020	19.2	4.4
Packing and transportation costs	2,395	0.3	1.4	2,470	3.1	1.2
Rent expenses	299	38.1	0.2	180	(39.9)	0.1
Depreciation	20,683	9.2	11.8	22,390	8.3	11.0
Operational costs	10,377	9.1	5.9	11,960	15.2	5.9
Other	36,611	1.6	21.0	39,050	6.7	19.1
<b>Total</b>	<b>102,145</b>	<b>9.2</b>	<b>58.4</b>	<b>114,900</b>	<b>12.5</b>	<b>56.3</b>

Notes: 1. Depreciation is included in cost of sales and other operating expenses as well as SGA.

Cost of sales: Results for current period: 5,054 million yen / Results for previous period: 4,773 million yen / Forecast for next period: 5,100 million yen

Other operating expenses: Results for current period: 1,258 million yen / Results for previous period: 3,079 million yen / Forecast for next period: - million yen

2. Daimaru Matsuzakaya Department Stores Co. Ltd. absorbed and merged Daimaru Matsuzakaya Sales Associates Co. Ltd. on September 1, 2021.

Accordingly, compared to the results for the previous period, "Personnel expenses" increased and sales outsourcing expenses included in "Other" decreased.

### 4. Components of other operating income and other operating expenses

(results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)	Forecast for next period (fiscal year ending February 28, 2023)	Remarks
Other operating income	2,554	200	
Subsidies for employment adjustment	259	—	
Other subsidies	599	—	Subsidies for temporary closure of large-scale facilities, etc.
Other	1,696	200	
Other operating expenses	7,339	1,800	
Loss on disposal of fixed assets	612	1,400	
Restructuring expenses	3,460	—	Additional retirement allowance, etc.
Costs associated with temporary closure	2,814	—	
Other	451	400	

### 5. Components of finance income and finance costs (results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)		Forecast for next period (fiscal year ending February 28, 2023)	
	Amount	YoY	Amount	YoY
Finance income	1,233	319	700	(533)
Interest and dividend income	1,233	319	700	(533)
Finance costs	2,656	(352)	2,400	(256)
Interest expenses	2,656	(352)	2,400	(256)

### III. Parco Non-consolidated Statements (IFRS)

#### 1-1. Business performance (comparison with previous year and forecast released in October 2021)

\*Results for the previous period have been adjusted retrospectively as if the Real Estate Business, which was transferred from Daimaru Matsuzakaya Department Stores Co., Ltd. on September 1, 2020, had been transferred at the beginning of the previous period.

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2022)	Results for previous period (fiscal year ended February 28, 2021)	YoY		Forecast released in October 2021	Change
			Amount	%		
1. Gross sales	225,332	191,933	33,399	17.4	238,733	(13,401)
2. Operating revenue	57,488	51,589	5,899	11.4	59,880	(2,392)
[Of which: real estate lease revenue]	[35,229]	[32,009]	[3,220]	[10.1]	[37,065]	[(1,836)]
3. Operating costs	41,479	38,082	3,397	8.9	43,163	(1,684)
4. Gross profit	16,008	13,507	2,501	18.5	16,716	(708)
5. Gross margin ratio	27.85%	26.18%	Difference	1.67%	27.92%	Difference (0.07)%
6. SGA	10,145	10,529	(384)	(3.6)	10,814	(669)
7. Business profit	5,863	2,978	2,885	96.9	5,902	(39)
8. Operating profit	4,819	(5,930)	10,749	—	2,957	1,862
9. Profit before tax	2,425	(8,298)	10,723	—	565	1,860
10. Profit	841	(10,153)	10,994	—	394	447
11. Total assets	417,097	429,489	(12,392)		419,532	(2,435)
12. Equity	140,462	142,302	(1,840)		140,059	403
13. Equity ratio	33.7%	33.1%	Difference	0.6%	33.4%	Difference 0.3%
14. Total interest-bearing liabilities	201,400	210,551	(9,151)		208,202	(6,802)
[Of which: lease liabilities]	[87,181]	[90,897]	[(3,716)]		[86,731]	[450]
15. Financial balance	(2,393)	(2,367)	(26)		(2,391)	(2)
16. Cash flows from operating activities	18,176	14,744	3,432		16,747	1,429
17. Cash flows from investing activities	(3,207)	(8,546)	5,339		(8,824)	5,617
18. Cash flows from financing activities	(16,372)	(16,361)	(11)		(9,211)	(7,161)
19. Return on equity (ROE)	0.6%	(7.6)%	Difference	8.2%	0.3%	Difference 0.3%
20. Return on assets (ROA)	1.1%	(1.5)%	Difference	2.6%	0.7%	Difference 0.4%
21. Return on investment (ROIC)	1.6%	0.9%	Difference	0.7%	1.6%	Difference (0.0)%

Notes: 1. Gross sales are the total value of the tenant transaction volume of Parco stores, sales of the entertainment business, and real estate lease revenue of developer business.  
2. Business profit is calculated by subtracting operating costs and SGA from operating revenue.  
3. Profit, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.

#### (Reference)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2022)				Results for previous period (fiscal year ended February 28, 2021)	
	SC Business	YoY	Developer Business	YoY	SC Business	Developer Business
1. Gross sales	217,201	33,005	8,130	394	184,196	7,736
2. Operating revenue	49,358	5,506	8,130	394	43,852	7,736
[Of which: real estate lease revenue]	[27,738]	[166]	[7,490]	[213]	[27,572]	[7,277]
3. Operating costs	37,637	3,886	3,842	(488)	33,751	4,330
4. Gross profit	11,720	1,620	4,288	882	10,100	3,406
5. Gross margin ratio	23.75%	Difference 0.72%	52.74%	Difference 8.71%	23.03%	44.03%
6. SGA	7,559	(924)	2,585	540	8,483	2,045
7. Business profit	4,161	2,545	1,702	341	1,616	1,361
8. Operating profit	1,691	8,226	3,128	2,524	(6,535)	604
9. Profit before tax	(412)	8,065	2,838	2,660	(8,477)	178

Notes: 1. Gross sales are the total value of the tenant transaction volume of Parco stores, sales of the entertainment business, and real estate lease revenue of developer business.  
2. Business profit is calculated by subtracting operating costs and SGA from operating revenue.



## 1-2. Business performance (forecast for next period)

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2023)				Results for current period (fiscal year ended February 28, 2022)			
	Six months ending August 31, 2022	YoY		Full year ending February 28, 2023		YoY		
1. Gross sales	135,735		30,658	274,486		49,154	225,332	
2. Operating revenue	32,133		4,467	63,942		6,454	57,488	
[Of which: real estate lease revenue]	[18,373]		[1,240]	[37,176]		[1,947]	[35,229]	
3. Operating costs	21,139		2,455	45,147		3,668	41,479	
4. Gross profit	10,993		2,011	18,795		2,787	16,008	
5. Gross margin ratio	34.21%	Difference	1.74%	29.39%	Difference	1.54%	27.85%	
6. SGA	5,988		1,119	12,204		2,059	10,145	
7. Business profit	5,004		892	6,591		728	5,863	
8. Operating profit	5,050		3,785	7,406		2,587	4,819	
9. Profit before tax	3,937		3,830	4,994		2,569	2,425	
10. Profit	2,732		2,654	3,465		2,624	841	
11. Total assets	417,323		226	425,849		8,752	417,097	
12. Equity	141,625		1,163	141,083		621	140,462	
13. Equity ratio	33.9%	Difference	0.2%	33.1%	Difference	(0.6)%	33.7%	
14. Total interest-bearing liabilities	197,325		(4,075)	201,250		(150)	201,400	
[Of which: lease liabilities]	[83,356]		[(3,825)]	[89,981]		[2,800]	[87,181]	
15. Financial balance	(1,113)		45	(2,411)		(18)	(2,393)	
16. Cash flows from operating activities	12,864		4,889	25,895		7,719	18,176	
17. Cash flows from investing activities	(6,296)		(1,504)	(10,943)		(7,736)	(3,207)	
18. Cash flows from financing activities	(6,193)		(1,762)	(14,588)		1,784	(16,372)	
19. Return on equity (ROE)	/		/		2.5%	Difference	1.9%	0.6%
20. Return on assets (ROA)					1.8%	Difference	0.7%	1.1%
21. Return on investment (ROIC)					1.8%	Difference	0.2%	1.6%

Notes: 1. Gross sales are the total value of the tenant transaction volume of Parco stores, sales of the entertainment business, and real estate lease revenue of developer business.

2. Business profit is calculated by subtracting operating costs and SGA from operating revenue.

3. Profit, operating profit and business profit after tax are used to calculate ROE, ROA and ROIC, respectively.

4. YoY changes for six months ending August 31, 2022 in Items 11, 12, 13 and 14 are comparisons with the end of the previous period.

### (Reference)

(Millions of yen, %)

Item	Six months ending August 31, 2022				Full year ending February 28, 2023			
	SC Business		Developer Business		SC Business		Developer Business	
		YoY		YoY		YoY		YoY
1. Gross sales	132,277	31,268	3,457	(611)	267,488	50,287	6,997	(1,133)
2. Operating revenue	28,675	5,077	3,457	(611)	56,945	7,587	6,997	(1,133)
[Of which: real estate lease revenue]	[15,224]	[1,840]	[3,148]	[(600)]	[30,816]	[3,078]	[6,359]	[(1,131)]
3. Operating costs	19,477	2,552	1,662	(96)	41,434	3,797	3,712	(130)
4. Gross profit	9,198	2,526	1,795	(514)	15,510	3,790	3,285	(1,003)
5. Gross margin ratio	32.08%	Difference 3.80%	51.92%	Difference (4.85)%	27.24%	Difference 3.49%	46.95%	Difference (5.79)%
6. SGA	4,456	832	1,531	287	9,019	1,460	3,185	600
7. Business profit	4,741	1,693	263	(801)	6,491	2,330	99	(1,603)
8. Operating profit	4,814	4,707	236	(922)	6,609	4,918	796	(2,332)
9. Profit before tax	3,836	4,738	100	(910)	4,544	4,956	449	(2,389)

Notes: 1. Gross sales are the total value of the tenant transaction volume of Parco stores, sales of the entertainment business, and real estate lease revenue of developer business.

2. Business profit is calculated by subtracting operating costs and SGA from operating revenue.

## 2. Summary of gross sales (Parco stores)

### (1) Tenant transaction volume by store

(Millions of yen, %)

Store	Results for current period (fiscal year ended February 28, 2022)		Store	Results for current period (fiscal year ended February 28, 2022)	
	Amount	YoY %		Amount	YoY %
Sapporo PARCO	7,965	12.9	Shintokorozawa PARCO	8,131	2.3
Sendai PARCO	14,868	9.0	Tsudanuma PARCO	9,313	6.8
Urawa PARCO	23,595	11.0	Hibarigaoka PARCO	6,124	4.5
Ikebukuro PARCO	16,313	12.8	Matsumoto PARCO	3,986	7.4
PARCO_ya Ueno	5,261	27.0	Total community store group	27,556	5.0
Kichijoji PARCO	5,947	11.1	Total urban/community stores	212,604	17.3
Shibuya PARCO	17,072	43.7	Total comparable stores	197,537	12.0
Kinshicho PARCO	6,952	9.8	Notes: 1. Tenant transaction volume is the total value of the transaction volume of Parco stores. 2. Shinsaibashi PARCO opened on November 20, 2020. 3. Effective from the fiscal year ended February 28, 2022, the results of the 1st basement and cinema complex of Ueno Frontier Tower have been managed as the SC Business. Accordingly, the results of the 1st basement and cinema complex are included in this year's results of PARCO_ya Ueno but not in the first half of the previous year's results. 4. Total comparable stores does not include the values of Shinsaibashi PARCO and the 1st basement and cinema complex of PARCO_ya Ueno.		
Chofu PARCO	15,218	5.8			
Shizuoka PARCO	7,621	9.4			
Nagoya PARCO	22,718	9.7			
Shinsaibashi PARCO	13,632	230.7			
Hiroshima PARCO	10,740	6.3			
Fukuoka PARCO	17,139	17.9			
Total urban store group	185,048	19.4			

### (2) YoY percentage changes in monthly tenant transaction volume

Month	YoY percentage changes in monthly tenant transaction volume (%)						
	March 2021	April	May	June	July	August	Total 1st Half
Total all stores	13.3	333.4	247.4	0.2	14.6	(3.3)	35.2
Total comparable stores	4.9	305.5	242.0	(7.4)	5.9	(10.3)	26.4

Month	YoY percentage changes in monthly tenant transaction volume (%)							
	September	October	November	December	January 2022	February	Total 2nd Half	Full year
Total all stores	(4.3)	3.3	2.3	12.1	16.4	(0.9)	5.2	17.3
Total comparable stores	(10.3)	(3.8)	(1.0)	12.1	16.4	(0.9)	1.9	12.0

### (3) Tenant transaction volume by merchandise category (comparable stores)

Merchandise category	YoY %
Womenswear	6.6
Menswear	8.0
General clothing	15.1
Total clothing	11.2
Shoes	11.9
Bags	(0.5)
Jewelry	1.4
Cosmetics	6.7
Total accessories	8.1
General clothing	14.9
Foods	6.4
Restaurants	15.2
Other	19.4
Total	12.0

### (4) Number of paying customers and average spend per customer (comparable stores)

Category	YoY %
Number of paying customers	11.6
Average spend per customer	0.4

### (5) Credit card (comparable stores)

Category	Transaction volume	YoY %	Share
Credit card	102,351	16.2	51.8
Parco card	28,240	2.1	14.3

Note: The figures for Parco card include those for the credit cards to which QR code-based POKEPARU PAYMENT was newly linked in October 2021 and PARCO points are given with such payments.

### (6) Renovation

Number of sections	241
Renovated area (m <sup>2</sup> )	29,000
YoY change in zone transaction volume (%)	31.3

(7) Share of duty-free tenant transaction volume of main stores

	YoY change in transaction volume	Share of transaction volume	YoY change in share of transaction volume (%)
Sapporo PARCO	(11.4)	0.5	(0.1)
Ikebukuro PARCO	2.5	1.7	(0.2)
Shibuya PARCO	82.9	6.4	1.4
Nagoya PARCO	2.6	0.3	0.0
Fukuoka PARCO	9.2	0.6	0.0
Total comparable stores	47.6	0.9	0.2

Notes: 1. Duty-free tenant transaction volume is calculated by totaling purchases via foreign-issued credit cards and Chinese mobile payments.  
2. Total comparable stores does not include the values of Shinsaibashi PARCO.

3. Components of operating costs (results and forecast for next period)

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2022)			Forecast for next period (fiscal year ending February 28, 2023)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	1,759	21.1	3.1	1,827	3.9	2.9
Rent expenses on land and buildings	1,273	10.8	2.2	1,408	10.6	2.2
Advertising expenses	2,895	(13.1)	5.0	3,098	7.0	4.8
Outsourcing expenses	5,063	2.8	8.8	5,334	5.3	8.3
Depreciation	16,112	12.7	28.0	16,167	0.3	25.3
Utilities expenses	3,988	20.0	6.9	4,552	14.1	7.1
Repair expenses	1,996	2.8	3.5	2,126	6.5	3.3
Other	8,390	9.6	14.6	10,632	26.7	16.6
Total	41,479	8.9	72.2	45,147	8.8	70.6

Note: Depreciation is included in other operating expenses as well as operating costs.

Other operating expenses: Current period: 360 million yen / Previous period: 779 million yen / Full year ending February 28, 2023: - million yen

4. Components of SGA (results and forecast for next period)

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2022)			Forecast for next period (fiscal year ending February 28, 2023)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	4,504	10.8	7.8	4,362	(3.2)	6.8
Rent expenses on land and buildings	77	(37.4)	0.1	112	45.5	0.2
Advertising expenses	164	(6.1)	0.3	357	117.4	0.6
Outsourcing expenses	1,468	(16.7)	2.6	2,216	50.9	3.5
Depreciation	1,216	(21.3)	2.1	1,370	12.7	2.1
Taxes and dues	574	(9.2)	1.0	604	5.3	0.9
Other	2,139	(3.8)	3.7	3,179	48.6	5.0
Total	10,145	(3.6)	17.6	12,204	20.3	19.1

Note: Depreciation is included in other operating expenses as well as SGA.

Other operating expenses: Current period: 24 million yen / Previous period: 93 million yen / Full year ending February 28, 2023: - million yen

5. Components of other operating income and other operating expenses (results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)		Forecast for next period (fiscal year ending February 28, 2023)		Remark
	Amount	YoY	Amount	YoY	
Other operating income	4,032		1,990		
Gain on sale of fixed assets	2,272		—		Developer Business
Other Subsidiaries	781		—		
Other	979		1,990		
Other operating expenses	5,077		1,175		
Loss on disposal of fixed assets	765		760		Partial removal and disposal of assets due to in-store renovation and facility replacement at stores
Loss on liquidation of business	2,531		—		Loss on sale of shares of Neuve A
Impairment losses	1,009		—		Mainly Developer Business
Costs associated with temporary closure	550		—		
Other	219		414		

6. Components of finance income and finance costs (results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2022)		Forecast for next period (fiscal year ending February 28, 2023)	
	Amount	YoY	Amount	YoY
Finance income	292	(199)	287	(5)
Interest and dividend income	292	(199)	287	(5)
Finance costs	2,685	(173)	2,699	14
Interest expenses	2,685	(173)	2,699	14

## IV. JFR Card Non-consolidated Statements [IFRS]

### 1-1. Business performance (comparison with previous year and forecast released in October 2021)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2022)	Results for previous period (fiscal year ended February 28, 2021)	YoY		Forecast released in October 2021	Vs. forecast
			Amount	%		
1. Gross sales	14,556	11,496	3,060	26.6	14,500	56
2. Operating revenue	11,037	9,035	2,002	22.2	10,800	237
3. SGA	9,131	8,639	492	5.7		
4. Business profit	1,906	396	1,510	380.4	1,140	766
5. Operating profit	1,970	421	1,549	367.8	1,200	770
6. Profit before tax	1,838	294	1,544	525.2		
7. Profit	1,113	136	977	714.5	718	395

Notes: 1. Gross sales are calculated by converting the points given on payment, which are recognized as operating revenue under IFRS, into gross amount.  
2. Annual fee income under operating revenue, which had been reported as a lump sum in the billing month, was changed in September 2020 to be prorated over the year.  
3. Business profit is calculated by subtracting SGA from operating revenue.

### 1-2. Business performance (forecast for next period)

(Millions of yen)

Item	Forecast for next period (fiscal year ending February 28, 2023)				Results for current period (fiscal year ended February 28, 2022)
	Six months ending August 31, 2022	YoY	Full year ending February 28, 2023	YoY	
1. Gross sales	6,246	1,293	12,835	1,798	11,037
2. Operating revenue	6,246	1,293	12,835	1,798	11,037
5. SGA	4,898	422	10,045	914	9,131
6. Business profit	1,348	872	2,790	884	1,906
7. Operating profit	1,345	839	2,791	821	1,970
8. Profit before tax	1,274	834	2,650	812	1,838
9. Profit	881	578	1,740	627	1,113

Notes: 1. Gross sales are calculated in accordance with the new revenue recognition standard. The results for current period and YoY changes above have been restated in accordance with the same standard.  
2. Business profit is calculated by subtracting SGA from operating revenue.

## 2. Summary of results for current period

### (1) Components of operating revenue

(Millions of yen, %)

Item	Results for current period	Results for previous period	YoY %
Merchant fee	4,257	4,420	(3.7)
Installment fee	2,665	2,777	(4.1)
Annual fee income, Other	4,114	1,837	123.9
Total	11,037	9,035	22.2

Note: \*Merchant fee\* includes the points given on credit card payment, which are accounted for under IFRS (negative operating revenue).

### (2) Transaction inside/outside the Group

(Millions of yen, %)

Category	Amount	YoY %	Share
Inside the Group	192,731	17.5	47.0
Outside the Group	217,506	0.4	53.0
Total	410,238	7.8	100.0

### (3) Number of cards issued, credit transaction volume

(Thousand cards, millions of yen, %)

	Number of cards issued	Credit transaction volume	YoY %
Total	1,530	410,238	7.8

### (4) Finance receivables

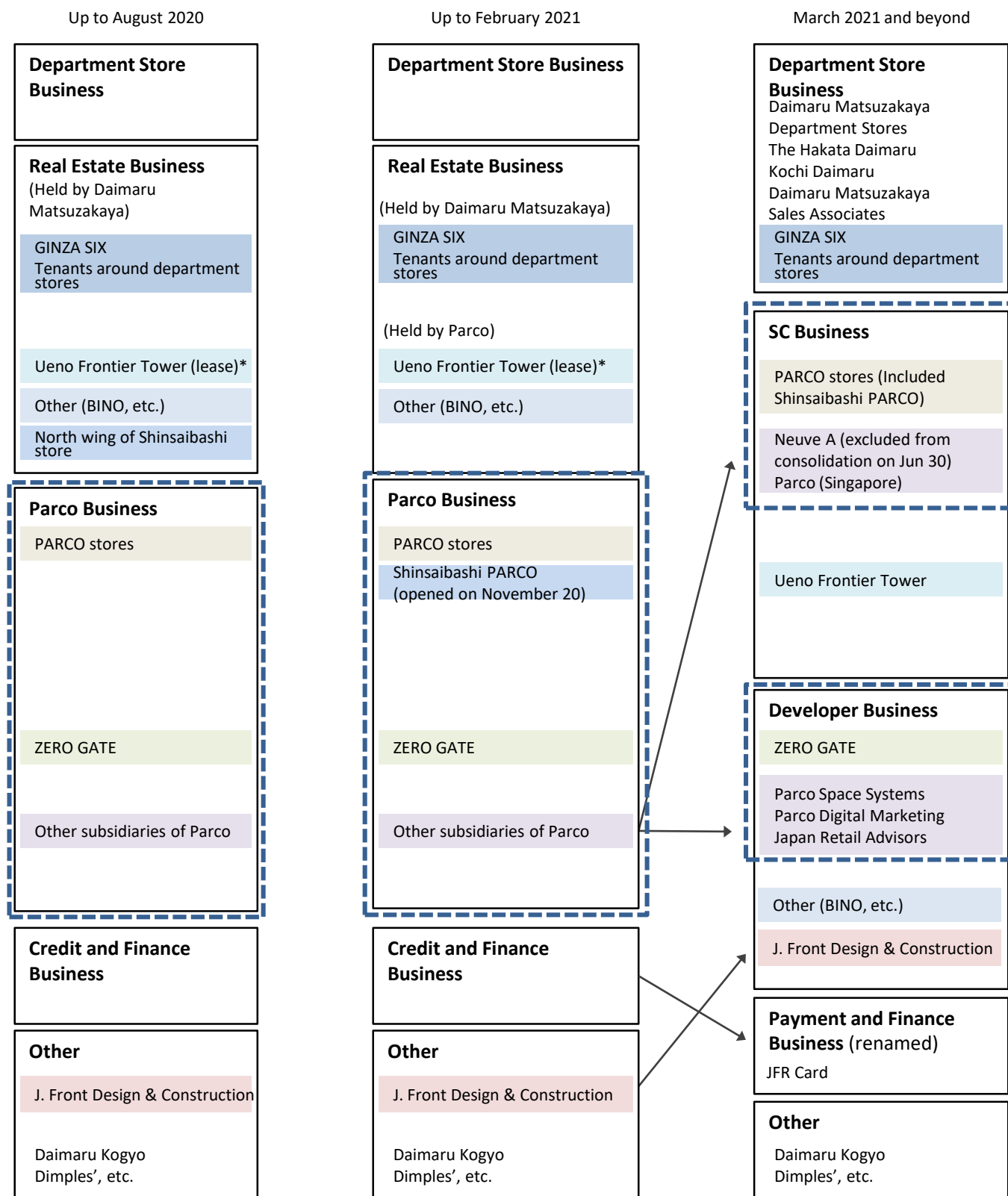
(Millions of yen, %)

	Results for current period	Results for previous period	YoY %
Total	22,404	22,720	(1.4)

<Reference> Changes in reportable segments

- Effective from the fiscal year ending February 28, 2022, the Group has changed its reportable segments to “Department Store Business,” “SC (Shopping Center) Business,” “Developer Business” and “Payment and Finance Business.”
- The Group’s reportable segments in the fiscal year ended February 28, 2021 and the fiscal year ending February 28, 2022 and changes in classification of principal subsidiaries and real estate properties are shown below.

Note: The scope of Parco Business until the fiscal year ended February 28, 2021 is shown with dotted lines.



\*“Ueno Frontier Tower (lease)” up to February 2021 includes real estate lease revenue from Parco Co., Ltd. on PARCO\_ya Ueno.