Supplementary Information to Financial Results for the First Three Months of the Fiscal Year Ending February 28, 2023

From March 1, 2022 to May 31, 2022

J. Front Retailing Co., Ltd.

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I. J. Front Retailing Consolidated Statements [IFRS]

1. Consolidated business performance

(Millions of yen, %)

				(Millions of yen, %)
ltem	Three months ended	YoY	Three months ended	
	May 31, 2022	Amount	%	May 31, 2021
1. Gross sales	227,165	38,925	20.7	188,240
2. Revenue	81,905	7,808	10.5	74,097
3. Gross profit	40,546	7,011	20.9	33,535
4. Gross margin ratio	49.50%	Difference 4.24%		45.26%
5. Selling, general and administrative expenses (SGA)	33,501	1,265	3.9	32,236
6. Business profit	7,045	5,747	442.4	1,298
7. Operating profit	7,560	11,379	-	(3,819)
8. Profit before tax	6,856	11,269	_	(4,413)
Profit attributable to owners of parent	5,974	9,036	_	(3,062)
10. Total assets	1,184,667	(8,240)		1,192,907
11. Equity attributable to owners of parent	352,701	2,333		350,368
12. Ratio of equity attributable to owners of parent to total assets	29.8%	Difference 0.40%		29.4%
13. Total interest-bearing liabilities	488,795	(13,314)		502,109
[Of which: lease liabilities]	[178,365]	[(6,029)]		[184,394]

Notes: 1. Gross sales are calculated by converting sales from purchase recorded at the time of sale (*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" into tenant transaction volume (gross amount basis).

2. Segment information

Three months ended May 31, 2022 (Millions of yen, %)

Tilled Montals Chaca May 51, 2022							(IVIII	ions of yen, %)		
			Reportable segments							
		Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total	Other	Total	Adjustments	Consolidated
Gr	ross sales	148,114	60,018	13,345	3,154	224,632	13,697	238,330	(11,164)	227,165
	YoY %	29.0	19.0	(9.9)	35.1	23.2	(12.4)	20.4	_	20.7
	(1) Revenue to external customers	48,696	12,913	9,552	2,098	73,260	8,645	81,905	_	81,905
	(2) Intersegment revenue	115	267	3,792	1,055	5,232	4,730	9,962	(9,962)	_
Тс	otal revenue	48,812	13,181	13,345	3,154	78,492	13,375	91,868	(9,962)	81,905
	YoY %	22.9	(4.4)	14.6	35.1	16.3	(15.4)	10.3	_	10.5
Вι	usiness profit	2,650	2,208	832	1,012	6,703	407	7,111	(66)	7,045
	YoY %	_	48.6	1.7	_	364.5	81.5	326.4	_	442.4
Se	egment profit	2,263	2,880	1,034	1,025	7,203	451	7,655	(94)	7,560
	YoY %	_	_	18.1	_	l	133.5	_	_	1

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

^{3.} Results for the previous year in Items 10 to 13 are figures at the end of the previous consolidated fiscal year (February 28, 2022).

3. Performance by consolidated company

(Millions of yen)

(Millio								
_	Three months ended May 31, 2022					Ownership	Du i	
Company name	Revenue	Business profit	Operating profit	Profit	Capital	percentage (%)	Business	
1 J. Front Retailing Co., Ltd.	6,859	5,486	5,435	5,424	31,974			
Daimaru Matsuzakaya Department Stores Co. Ltd.	44,884	2,790	2,709	2,225	10,000	100.0	Department store	
The Hakata Daimaru, Inc.	3,080	(116)	(239)	(191)	3,037	69.9	Department store	
Kochi Daimaru Co., Ltd.	857	(23)	(23)	(18)	300	100.0	Department store	
5. Parco Co., Ltd.	14,892	2,632	3,501	2,150	34,367	100.0	Shopping center Developer	
6. Parco (Singapore) Pte Ltd	20	2	3	3	SGD 4M	100.0	Shopping center	
7. Parco Space Systems Co., Ltd.	5,240	254	256	174	100	100.0	Space engineering & management	
8. J. Front Design & Construction Co., Ltd.	6,202	143	145	102	100	100.0	Design & construction contracting	
9. Parco Digital Marketing Co., Ltd.	310	8	9	6	10	100.0	Internet-related business	
10. Japan Retail Advisors Co., Ltd.	1	(0)	(0)	(0)	10	100.0	Real estate management Consulting	
11. JFR Card Co., Ltd.	3,154	1,012	1,025	679	100	100.0	Payment and finance	
12. Daimaru Kogyo, Ltd.	7,713	121	179	121	1,800	100.0	Wholesale	
13. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	2,147	18	14	11	USD 2M	100.0	Wholesale	
14. Daimaru Kogyo (Thailand) Co., Ltd.	101	(11)	(12)	(11)	THB 202M	99.9	Wholesale	
15. Taiwan Daimaru Kogyo, Ltd.	44	(3)	(2)	(2)	NTD 60M	100.0	Wholesale	
16. Research Institute Co., Ltd.	266	16	12	8	100	100.0	Merchandise test Quality control	
17. Angel Park Co., Ltd.	262	130	130	91	400	50.2	Parking	
18. JFR Service Co. Ltd.	1,698	(36)	(36)	(14)	100	100.0	Commissioned back-office service Leasing Parking	
19. JFR Information Center Co., Ltd.	3,239	245	246	169	10	100.0	Information service	
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	44	(73)	(81)	54	100	100.0	Specified prepaid transaction service	

4. Components of SGA

(Millions of yen, %)

	Three months			Three months
Component	ended	Yo	ended	
	May 31, 2022	Amount	%	May 31, 2021
Personnel expenses	11,651	(1,026)	(8.1)	12,677
Advertising expenses	2,645	(16)	(0.6)	2,661
Packing and transportation costs	340	(2)	(0.4)	342
Rent expenses	152	(194)	(56.0)	346
Depreciation	6,622	818	14.1	5,804
Operational costs	2,061	538	35.3	1,523
Other	10,026	1,145	12.9	8,881
Total	33,501	1,265	3.9	32,236

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

Cost of sales: Current period: 5,515 million yen / Year-ago period: 5,000 million yen

Other operating expenses: Current period: — million yen / Year-ago period: 1,738million yen

5. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2022	Three months ended May 31, 2021	Remarks
Other operating income	1,260	431	
Subsidies for employment adjustment	2	11	
Other subsidies	453	2	Parco SC 444, Daimaru Matsuzakaya Department Stores 9
Other	804	417	
Other operating expenses	745	5,550	
Loss on disposal of fixed assets	615	295	Mainly Daimaru Matsuzakaya Department Stores 390, The Hakata Daimaru 127
Impairment losses	_	1,812	PY: Mainly Neuve A 1,676
Costs associated with temporary closure	_	3,093	PY: Mainly Daimaru Matsuzakaya Department Stores 2,770 , Parco SC 525
Other	129	348	

6. Components of finance income and finance costs and share of profit (loss) of investments accounted for using equity method

(Millions of ven)

			(IVIIIIIOIIS OI YEII)
Component	Three months ended		Three months ended
,	May 31, 2022	YoY	May 31, 2021
Finance income	233	(437)	670
Interest and dividend income	233	(437)	670
Finance costs	1,369	(132)	1,501
Interest expenses on borrowings and bonds	1,246	(89)	1,335
Other	123	(43)	166
Share of profit (loss) of investments accounted for using equity method	432	195	237

II. Daimaru Matsuzakaya Department Stores Non-consolidated Statements [IFRS]

1. Business performance

(Millions of yen, %)

				(willions of yen, %)
ltem	Three months ended May 31, 2022	YoY	Three months ended May 31, 2021	
1. Gross sales	135,383	31,563	30.4	103,820
[Of which: real estate lease revenue]	[5,381]	[979]	[22.2]	[4,402]
2. Revenue	44,884	8,618	23.8	36,266
3. Gross profit	28,640	6,381	28.7	22,259
4. Gross margin ratio	63.81%	Difference 2.43%		61.38%
5. SGA	25,849	3,170	14.0	22,679
6. Business profit	2,790	3,209	_	(419)
7. Operating profit	2,709	5,867	_	(3,158)
8. Profit before tax	2,494	5,601	_	(3,107)
9. Profit	2,225	4,382	_	(2,157)
10. Total assets	454,421	(619)		455,040
11. Equity	136,044	(628)		136,672
12. Equity ratio	29.9%	Difference (0.1)%		30.0%
13. Total interest-bearing liabilities	130,277	(5,241)		135,518
[Of which: lease liabilities]	[87,736]	[(3,905)]	/	[91,641]

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.

 $^{3. \} Results for the previous year in I tems \ 10 \ to \ 13 \ are figures \ at the \ end \ of \ the \ previous \ business \ year \ (February \ 28, \ 2022).$

2. Summary of gross sales

(1) Sales by store

(Millions of yen, %)

Calcs by store						(Millions of yen, 9
Period	Three months				Three months	
	ended May 31, 2022	Share	YoY		ended May 31, 2021	Share
Store	Way 01, 2022		Amount	%	May 01, 2021	
Daimaru Osaka Shinsaibashi	14,713	10.9	5,281	56.0	9,432	9.
Osaka Umeda	10,620	7.9	3,854	57.0	6,766	6.
Tokyo	13,990	10.3	4,712	50.8	9,278	8
Kyoto	13,466	10.0	2,587	23.8	10,879	10
Kobe	19,390	14.3	5,918	43.9	13,472	13
Suma	1,493	1.1	(20)	(1.3)	1,513	1
Ashiya	980	0.7	40	4.3	940	0
Sapporo	14,023	10.4	3,222	29.8	10,801	10
Shimonoseki	1,955	1.4	(87)	(4.2)	2,042	2
Matsuzakaya Nagoya	26,023	19.2	3,600	16.1	22,423	21
Ueno	5,452	4.0	1,020	23.0	4,432	4
Shizuoka	4,151	3.1	355	9.4	3,796	3
Takatsuki	1,367	1.0	290	26.9	1,077	1
Toyota	_	_	(1,237)	_	1,237	1
Total stores	127,630	94.3	29,537	30.1	98,093	94
Total comparable stores	127,630	94.3	30,774	31.8	96,856	93
Corporations, head office, etc.	7,753	5.7	2,027	35.4	5,726	5
Total	135,383	100.0	31,563	30.4	103,820	100
[Of which: net sales of goods]	130,002	96.0	30,585	30.8	99,417	95
[Of which: real estate lease revenue]	5,381	4.0	979	22.2	4,402	4
Total comparable stores	135,383	100.0	32,801	32.0	102,582	98

Notes: 1. The Matsuzakaya Toyota store closed on September 30, 2021.

(2) YoY percentage changes in monthly sales

Month	March	April	May	Total 1Q
Total	6.3	23.2	83.3	30.4
Total comparable stores	7.5	24.6	86.0	32.0

^{2.} Total comparable stores does not include the values of the Matsuzakaya Toyota store.

(3) Sales and gross margin ratio by merchandise category

Merchandise category

Sales

YoY %

	Millions of yen, %)
oss margin ratio	YoY RD
22.07	(0.88)
27.56	(0.67)
23.82	(0.68)
23.84	0.16

Merchandise category	Sales	YoY %	Share	Share PY	ratio	YoY RD
Clothing	61,042	45.3	46.9	42.3	22.07	(0.88)
Accessories	7,084	44.4	5.4	4.9	27.56	(0.67)
General goods	23,634	22.4	18.2	19.4	23.82	(0.68)
Household goods	4,367	7.1	3.4	4.1	23.84	0.16
Foods	25,340	12.3	19.5	22.7	14.22	0.05
Other	8,532	30.4	6.6	6.6	18.76	1.71
Total	130,002	30.8	100.0	100.0	21.00	(0.16)
					1	

(4) Duty-free sales

(Millions of yen, %)

				,, ,,
Store		Amount	YoY %	Sales share
Daimaru	Osaka Shinsaibashi	1,083	122.6	7.4
	Osaka Umeda	36	(4.4)	0.3
	Tokyo	62	192.7	0.4
	Kyoto	105	121.9	0.8
	Kobe	388	213.5	2.0
	Sapporo	20	233.4	0.1
	Shimonoseki	0	72.8	0.0
Matsuzakaya	a Nagoya	173	6.4	0.7
	Ueno	6	353.7	0.1
	Total	1,875	111.1	1.4

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

3. Components of SGA

(Millions of yen, %)

Component	Three months ended	Yo	Three months ended	
	May 31, 2022	Amount	YoY %	May 31, 2021
Personnel expenses	7,219	1,920	36.2	5,299
Advertising expenses	2,283	43	1.9	2,240
Packing and transportation costs	308	24	8.4	284
Rent expenses	59	38	178.7	21
Depreciation	5,338	868	19.4	4,470
Operational costs	2,823	518	22.5	2,305
Other	7,817	(239)	(3.0)	8,056
Total	25,849	3,170	14.0	22,679

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

Cost of sales: Current period: 1,323 million yen / Year-ago period: 1,012 million yen

Other operating expenses: Current period: — million yen / Year-ago period: 1,279 million yen

4. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2022	Three months ended May 31, 2021	Remarks
Other operating income	353	335	
Other	353	335	
Other operating expenses	434	3,074	
Loss on disposal of fixed assets	395	222	
Costs associated with temporary closure	_	2,770	
Other	39	82	

5. Components of finance income and finance costs

(Millions of yen)

Component	Three months ended May 31, 2022	YoY	Three months ended May 31, 2021
Finance income	402	(336)	738
Interest and dividend income	402	(336)	738
Finance costs	617	(69)	686
Interest expenses	617	(69)	686

^{2.} Daimaru Matsuzakaya Department Stores Co. Ltd. absorbed and merged Daimaru Matsuzakaya Sales Associates Co. Ltd. on September 1, 2021. Accordingly, compared to results for three months ended May 30, 2021, "Personnel expenses" increased and sales outsourcing expenses in "Other" decreased.

III. Parco Non-consolidated Statements [IFRS]

1. Business performance

(Millions of yen, %)

Item	Three months ended	Y	Three months ended	
	May 31, 2022	Amount	%	May 31, 2021
1. Gross sales	61,743	10,733	21.0	51,010
2. Operating revenue	14,892	1,444	10.7	13,448
[Of which: real estate lease revenue]	[8,716]	[391]	[4.7]	[8,325]
3. Operating costs	9,930	1,145	13.0	8,785
Operating gross profit	4,962	300	6.4	4,662
5. Operating gross margin ratio	33.32%	Difference (1.35)%		34.67%
6. SGA	2,329	(67)	(2.8)	2,396
7. Business profit	2,632	366	16.2	2,266
8. Operating profit	3,501	4,054	_	(553)
9. Profit before tax	3,046	4,113	_	(1,067)
10. Profit	2,150	2,894	_	(744)
11. Total assets	416,468	(629)		417,097
12. Equity	141,352	890		140,462
13. Equity ratio	33.9%	Difference 0.2%		33.7%
14. Total interest-bearing liabilities	197,979	(3,421)		201,400
[Of which: lease liabilities]	[85,273]	[(1,908)]		[87,181]

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 the developer business.

- $2. \ \ \text{Business profit is calculated by subtracting operating costs and SGA from operating revenue}.$
- 3. Results for the previous year in Items 11 to 14 are figures at the end of the previous business year (February 28, 2022).

(Reference) (Millions of yen, %) Three months Three months ended May 31, 2022 ended May 31, 2021 Item SC Business Developer Business SC Business **Developer Business** YoY YoY 1. Gross sales 60,018 11,043 1,725 48,975 2,035 (310)1,725 2. Operating revenue 13,167 1,754 (310)11,413 2,035 [Of which: real estate lease revenue] [7,147] [651] [1,568] [(261)][6,496] [1,829] 3. Operating costs 9,145 1,237 784 7,908 877 (93)4. Operating gross profit 4,021 517 940 (217)3,504 1,157 Difference (2.37)%30.71% 5. Operating gross margin ratio 30.54% Difference (0.17)% 54.53% 56.90% 1,814 27 514 1,787 6. SGA (94)608 1,716 7. Business profit 2,206 490 426 (123)549 8. Operating profit 2,877 4,051 623 3 (1,174)620 9. Profit before tax 2,492 4,103 554 10 544 (1,611)

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 the 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

Kinshicho PARCO

Shizuoka PARCO

Shinsaibashi PARCO

Total urban store group

Hiroshima PARCO

Fukuoka PARCO

Nagoya PARCO

Chofu PARCO

(Millions of yen, %)

Period	Three m ended May		Period	Three r ended May	
Store	Amount	YoY %	Store	Amount	YoY %
Sapporo PARCO	2,138	12.4	Shintokorozawa PARCO	1,987	(6.9)
Sendai PARCO	4,092	25.7	Tsudanuma PARCO	2,292	(7.9)
Urawa PARCO	6,353	4.9	Hibarigaoka PARCO	1,690	22.7
Ikebukuro PARCO	4,955	47.0	Matsumoto PARCO	974	(7.3)
PARCO_ya Ueno	1,599	59.2	Total community store group	6,945	(1.5)
Kichijoji PARCO	1,658	29.1	Total urban/community stores	58,428	21.3
Shibuya PARCO	4,738	62.6	Note: Tenant transaction volume is the total value	e of the transaction volun	ne

38.9

25.5

1.4

18.0

56.7

13.8

11.5

25.3

Parco stores.

(2) YoY percentage changes in monthly tenant transaction volume

Month	March	April	May	Total 1Q
Total all stores	1.9	20.5	50.3	21.3

2,106

4,256

1,952

6,427

3,724

2,918

4,561

51,483

(3) Tenant transaction volume by merchandise category

Marahandiaa aatagany	YoY %
Merchandise category	101 76
Womenswear	15.0
Menswear	12.4
General clothing	29.4
Other clothing	14.3
Total clothing	21.5
Shoes	17.0
Bags	44.2
Jewelry	26.2
Cosmetics	12.8
Other accessories	24.8
Total accessories	22.0
General goods	18.8
Foods	5.9
Restaurants	42.5
Other	23.5
Total	21.3

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

Category	YoY %
Number of paying customers	17.2
Average spend per customer	3.5

(5) Cashless payment

(Millions of yen, %)

Category	Transaction volume	YoY %	Share of transaction volume
Cashless transaction volume	30,739	26.3	52.6
Transaction volume on which PARCO points are given	7,800	14.3	13.3

Note: Cashless transaction volume includes credit card, electronic money, and code payments (including POKEPARU PAYMENT).

(6) Renovation

Number of sections	101
Renovated area (m²)	15,000
YoY change in zone transaction volume (%)	71.3

(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
Shibuya PARCO	28.1	5.4	(1.5)
Sapporo PARCO	15.1	0.5	0.0
Ikebukuro PARCO	28.1	1.6	(0.2)
Nagoya PARCO	12.1	0.4	0.0
Fukuoka PARCO	(9.4)	0.6	(0.1)
Total comparable stores	17.9	1.0	0.0

Note: Duty-free tenant transaction volume is calculated by totaling purchases via foreign-issued credit cards and Chinese mobile payments.

3. Components of operating costs

(Millions of yen, %)

Component	Three months ended May 31, 2022	Y	οΥ	Three months ended May 31, 2021
	ended May 31, 2022	Amount	%	ended May 31, 2021
Personnel expenses	364	(54)	(13.0)	418
Rent expenses on land and buildings	333	19	6.1	314
Advertising expenses	632	67	11.9	565
Outsourcing expenses	1,253	18	1.5	1,235
Depreciation	3,991	184	4.8	3,807
Utilities expenses	1,139	304	36.4	835
Repair expenses	428	(7)	(1.5)	435
Other	1,786	612	52.1	1,174
Total	9,930	1,145	13.0	8,785

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

Other operating expenses: Current period: — million yen / Year-ago period: 341 million yen

4. Components of SGA

(Millions of yen, %)

Component	Three months YoY		Three months ended May 31, 2021	
	ended May 31, 2022	Amount	%	ended May 31, 2021
Personnel expenses	902	(185)	(17.0)	1,087
Rent expenses on land and buildings	32	9	38.7	23
Advertising expenses	51	17	50.3	34
Outsourcing expenses	349	26	8.0	323
Depreciation	286	(1)	(0.2)	287
Taxes and dues	122	(3)	(2.3)	125
Other	584	69	13.3	515
Total	2,329	(67)	(2.8)	2,396

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

Other operating expenses: Current period: — million yen / Year-ago period: 24 million yen

5. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2022	Three months ended May 31, 2021	Remarks
Other operating income	983	209	
Gain on sale of fixed assets	65	2	
Subsidies for employment adjustment	2	_	
Other subsidies	523	17	
Other	391	190	
Other operating expenses	114	3,029	
Loss on disposal of fixed assets	102	55	Partial removal and disposal of assets due to in-store renovation and facility replacement at stores
Loss on liquidation of business	_	2,441	PY: Loss on transfer of shares of Neuve A
Costs associated with temporary closure	_	525	
Other	12	7	

6. Components of finance income and finance costs

(Millions of yen)

Component	Three months ended May 31, 2022	YoY	Three months ended May 31, 2021
Finance income	199	29	170
Interest and dividend income	199	29	170
Finance costs	653	(30)	683
Interest expenses	653	(30)	683

IV. JFR Card Non-consolidated Statements [IFRS]

1. Business performance

(Millions of yen, %)

Item	Three months ended	YoY		Three months ended
	May 31, 2022	Amount	%	May 31, 2021
1. Gross sales	3,154	819	35.1	2,335
Operating revenue	3,154	819	35.1	2,335
3. SGA	2,141	(126)	(5.5)	2,267
4. Business profit	1,012	944	_	68
5. Operating profit	1,025	950	_	75
6. Profit before tax	994	953	_	41
7. Profit	679	652	_	27

Note: 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	Three months ended May 31, 2022	Three months ended May 31, 2021	YoY %
Merchant fee	1,074	980	9.5
Installment fee	663	666	(0.5)
Annual fee income, Othe	1,417	688	105.9
Total	3,154	2,335	35.1

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	50,860	29.9	47.9
Outside the Group	55,381	5.7	52.1
Total	106,242	16.1	100.0

(3) Number of cards issued, credit transaction volume

(Thousand cards, millions of yen, %)

	Number of cards issued	Credit transaction volume	YoY %
Total	1,499	106,242	16.1

(4) Finance receivables

(Millions of ven %)

	Results for current period	Results for previous period	YoY %
Total	22,094	21,919	0.8