

<p>Supplementary Information to Financial Results for the Fiscal Year Ended February 28, 2026</p>

〔 From March 1, 2025
to February 28, 2026 〕

J. Front Retailing Co., Ltd.

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I. J. Front Retailing Consolidated Statements 【IFRS】
1-1. Consolidated business performance (comparison with previous year and forecast released in October 2025)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2026)	Results for previous period (fiscal year ended February 28, 2025)	YoY		Forecast released in October 2025	Vs. forecast
			Amount	%		
1. Gross sales	1,290,489	1,268,322	22,167	1.7	1,293,000	(2,511)
2. Revenue	445,094	441,877	3,217	0.7	452,000	(6,906)
3. Gross profit	215,412	212,596	2,816	1.3	213,500	1,912
4. Gross margin ratio	48.40%	48.11%	Difference 0.29%		47.23%	Difference 1.17%
5. Selling, general and administrative expenses (SGA)	164,814	159,106	5,708	3.6	165,000	(186)
6. Business profit	50,597	53,490	(2,893)	(5.4)	48,500	2,097
7. Operating profit	49,015	58,199	(9,184)	(15.8)	44,000	5,015
8. Profit before tax	44,515	55,785	(11,270)	(20.2)	39,500	5,015
9. Profit attributable to owners of parent	28,282	41,424	(13,142)	(31.7)	26,000	2,282
10. Total assets	1,141,567	1,164,147	(22,580)		1,160,000	(18,433)
11. Equity attributable to owners of parent	415,586	409,646	5,940		406,000	9,586
12. Ratio of equity attributable to owners of parent to total assets	36.4%	35.2%	Difference 1.2%		35.0%	Difference 1.4%
13. Total interest-bearing liabilities	336,675	363,578	(26,903)		360,000	(23,325)
[Of which: lease liabilities]	[160,139]	[173,520]	[(13,381)]		[157,000]	[3,139]
14. Financial balance	(5,496)	(3,488)	(2,008)		(5,500)	4
15. Cash flows from operating activities	66,992	85,812	(18,820)		63,000	3,992
16. Cash flows from investing activities	(15,154)	(28,308)	13,154		(46,000)	30,846
17. Free cash flows	51,838	57,503	(5,665)		17,000	34,838
18. Cash flows from financing activities	(70,782)	(74,001)	3,219		(45,000)	(25,782)
19. Return on equity attributable to owners of parent (ROE)	6.9%	10.5%	Difference (3.6)%		6.4%	Difference 0.5%
20. Return on assets (ROA)	4.3%	5.1%	Difference (0.8)%		3.8%	Difference 0.5%
21. Return on invested capital (ROIC)	5.9%	6.2%	Difference (0.3)%		5.6%	Difference 0.3%
22. Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)	0.81 times	0.89 times	Difference (0.08) times		0.89 times	Difference (0.08) times
23. Interest-bearing liabilities to cash flow ratio	5.03 times	4.24 times	Difference 0.79 times		5.71 times	Difference (0.68) times

Notes: 1. Gross sales are calculated by converting sales from purchases recorded at the time of sale (shoka shiire) of the "Department Store Business", which are recognized as revenue under IFRS, into a gross amount and converting the net amount of sales of the "SC Business" 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, 2027)				Results for current period (fiscal year ended February 28, 2026)
	Six months ending August 31, 2026	YoY	Full year ending February 28, 2027	YoY	
1. Gross sales	633,000	10,426	1,347,000	56,511	1,290,489
2. Revenue	220,000	75	469,000	23,906	445,094
3. Gross profit	105,000	(2,531)	221,000	5,588	215,412
4. Gross margin ratio	47.73%	Difference (1.16)%	47.12%	Difference (1.28)%	48.40%
5. SGA	83,000	3,650	169,000	4,186	164,814
6. Business profit	22,000	(6,181)	52,000	1,403	50,597
7. Operating profit	22,000	(7,975)	47,000	(2,015)	49,015
8. Profit before tax	20,000	(7,874)	42,000	(2,515)	44,515
9. Profit attributable to owners of parent	14,000	(4,354)	29,000	718	28,282
10. Total assets	1,200,000	58,433	1,300,000	158,433	1,141,567
11. Equity attributable to owners of parent	413,000	(2,586)	420,000	4,414	415,586
12. Ratio of equity attributable to owners of parent to total assets	34.4%	Difference (2.0)%	32.3%	Difference (4.1)%	36.4%
13. Total interest-bearing liabilities	390,500	53,825	476,000	139,325	336,675
[Of which: lease liabilities]	[162,000]	[1,861]	[220,000]	[59,861]	[160,139]
14. Financial balance	(2,500)	158	(6,500)	(1,004)	(5,496)
15. Cash flows from operating activities	31,500	(2,048)	75,000	8,008	66,992
16. Cash flows from investing activities	(63,500)	(58,895)	(117,500)	(102,346)	(15,154)
17. Free cash flows	(32,000)	(60,943)	(42,500)	(94,338)	51,838
18. Cash flows from financing activities	23,000	65,851	31,500	102,282	(70,782)
19. Return on equity attributable to owners of parent (ROE)	/		6.9%	Difference 0.0%	6.9%
20. Return on assets (ROA)			3.8%	Difference (0.5)%	4.3%
21. Return on invested capital (ROIC)			5.7%	Difference (0.2)%	5.9%
Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)			1.13 times	Difference 0.32 times	0.81 times
23. Interest-bearing liabilities to cash flow ratio			6.35 times	Difference 1.32 times	5.03 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 a gross amount and converting the net amount of sales of the "SC Business" 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, 2026 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>

Note: Due to an organizational restructuring within the Group effective September 1, 2024, a portion of the operations managed by J. Front One Partner Co., Ltd., which was included in "Other," has been transferred to PARCO SPACE SYSTEMS Co., Ltd. that is included in "Developer Business" and another company. Based on these changes, the results have been retroactively adjusted to reflect the transfer from March 1, 2024.

Full year results (fiscal year ended February 28, 2026)

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	828,687	354,717	81,393	13,504	1,278,302	59,833	1,338,136	(47,646)	1,290,489
YoY %	0.5	6.6	(10.2)	2.8	1.3	15.0	1.9	—	1.7
(1) Revenue to external customers	267,744	66,027	60,198	4,276	398,247	46,839	445,086	7	445,094
(2) Intersegment revenue	431	1,249	21,194	9,227	32,102	11,147	43,250	(43,250)	—
Total revenue	268,175	67,277	81,393	13,504	430,350	57,987	488,337	(43,243)	445,094
YoY %	1.7	4.4	(10.2)	2.8	(0.3)	14.3	1.2	—	0.7
Business profit	30,900	14,007	7,386	962	53,258	539	53,797	(3,200)	50,597
YoY %	(9.1)	9.9	(11.6)	(41.2)	(6.1)	(35.2)	(6.5)	—	(5.4)
Segment profit	29,856	13,669	7,023	920	51,470	435	51,906	(2,890)	49,015
YoY %	0.6	6.4	(14.2)	(37.0)	(1.4)	(45.4)	(2.0)	—	(15.8)

<Forecast for next period>

Six months ending August 31, 2026

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	394,800	185,500	39,500	7,297	627,097	30,700	657,797	(24,797)	633,000
YoY %	0.2	7.3	(8.8)	10.2	1.7	3.7	1.8	—	1.7
(1) Revenue to external customers	130,100	34,500	27,500	2,407	194,507	25,492	220,000	—	220,000
(2) Intersegment revenue	400	700	12,000	4,889	17,989	3,807	21,797	(21,797)	—
Total revenue	130,500	35,200	39,500	7,297	212,497	29,300	241,797	(21,797)	220,000
YoY %	0.7	6.3	(8.8)	10.2	(0.1)	1.1	0.1	—	0.0
Business profit	12,600	8,700	3,000	865	25,165	0	25,165	(3,165)	22,000
YoY %	(21.3)	4.5	(32.6)	92.6	(13.9)	—	(15.2)	—	(21.9)
Segment profit	13,700	7,800	2,700	853	25,053	0	25,053	(3,053)	22,000
YoY %	(17.7)	(18.2)	(39.5)	98.6	(19.4)	—	(20.2)	—	(26.6)

Full year forecast (fiscal year ending February 28, 2027)

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	844,000	384,300	90,800	14,983	1,334,083	64,700	1,398,783	(51,783)	1,347,000
YoY %	1.8	8.3	11.6	11.0	4.4	8.1	4.5	—	4.4
(1) Revenue to external customers	277,300	71,000	67,000	4,758	420,058	48,941	469,000	—	469,000
(2) Intersegment revenue	800	1,400	23,800	10,224	36,224	11,758	47,983	(47,983)	—
Total revenue	278,100	72,400	90,800	14,983	456,283	60,700	516,983	(47,983)	469,000
YoY %	3.7	7.6	11.6	11.0	6.0	4.7	5.9	—	5.4
Business profit	29,000	14,500	10,900	2,000	56,400	400	56,800	(4,800)	52,000
YoY %	(6.2)	3.5	47.6	107.7	5.9	(25.9)	5.6	—	2.8
Segment profit	29,500	9,700	10,500	1,970	51,670	300	51,970	(4,970)	47,000
YoY %	(1.2)	(29.0)	49.5	113.9	0.4	(31.1)	0.1	—	(4.1)

3-1. Performance by consolidated companies (results)

(Millions of yen)

Company name	Results for current period (fiscal year ended February 28, 2026)				Capital	Ownership percentage (%)	Business
	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	25,179	15,473	15,500	15,432	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	249,900	30,429	30,176	19,088	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	14,977	98	138	(432)	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	3,320	53	59	37	300	100.0	Department store
5. Shinsaibashi Kyodo Center Building, K.K.	545	268	268	175	50	100.0	Real estate management for department store business
6. ANNIVEL Co.,Ltd.	38	(38)	(38)	(38)	75	80.0	Retail of department store original sweets
7. PARCO Co., Ltd.	66,504	14,021	12,695	7,473	34,367	100.0	Shopping center
8. PARCO Digital Marketing Co., Ltd.	1,122	(20)	(22)	(14)	10	100.0	Internet-related business
9. PARCO (SINGAPORE) PTE LTD	97	(9)	(21)	(18)	SGD 4M	100.0	Shopping center
10. PARCO SPACE SYSTEMS Co., Ltd.	31,479	1,393	1,325	868	100	100.0	Space engineering & management
11. J. Front Design & Construction Co., Ltd.	40,403	3,170	3,101	2,108	100	100.0	Design & construction contracting
12. J. Front City Development Co.,Ltd.	11,202	2,879	2,791	1,473	110	100.0	Real estate
13. JFR Card Co., Ltd.	13,504	962	920	297	100	100.0	Payment and finance
14. Daimaru Kogyo, Ltd.	44,700	519	524	419	1,800	100.0	Wholesale
15. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	9,576	100	65	51	USD 2M	100.0	Wholesale
16. Daimaru Kogyo (Thailand) Co., Ltd.	785	(7)	(21)	(13)	THB 210M	99.9	Wholesale
17. Consumer Product End-Use Research Institute Co., Ltd.	1,149	95	95	64	100	100.0	Merchandise test Quality control
18. Angel Park Co., Ltd.	1,099	465	464	365	400	50.2	Parking
19. J. Front One Partner Co.,Ltd.	1,951	(189)	(188)	(139)	100	100.0	Commissioned back-office service Leasing
20. JFR Information Center Co., Ltd.	7,807	612	612	412	10	100.0	Information service
21. Daimaru Matsuzakaya Tomonokai Co., Ltd.	114	(466)	(523)	188	100	100.0	Specified prepaid transaction service
22. XENOZ Co., Ltd.	218	(164)	(165)	(164)	100	52.5	e-sports
23. JFR & KOMEHYO PARTNERS Co.,Ltd.	117	(340)	(340)	(342)	100	51.0	Purchase of branded goods and related items

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

(Millions of yen)

Company name	Forecast for next period (fiscal year ending February 28, 2027)								Capital	Ownership percentage (%)	Business
	Six months ending August 31, 2026				Full year ending February 28, 2027						
	Revenue	Business profit	Operating profit	Profit	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	13,088	7,862	7,874	8,449	23,367	13,203	13,233	13,665	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	120,900	12,300	15,400	10,000	258,300	28,100	30,600	19,000	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	7,950	80	(20)	(45)	16,380	570	470	273	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	1,610	10	10	(0)	3,330	20	20	(1)	300	100.0	Department store
5. Shinsaibashi Kyodo Center Building, K.K.	288	186	186	121	577	250	250	162	50	100.0	Real estate management for department store business
6. ANNIVEL Co.,Ltd.	79	(13)	(13)	(13)	170	(24)	(24)	(24)	75	80.0	Retail of department store original sweets
7. PARCO Co., Ltd.	34,713	8,686	7,800	4,701	71,351	14,380	9,684	5,190	34,367	100.0	Shopping center
8. PARCO Digital Marketing Co., Ltd.	708	47	27	16	1,527	147	127	76	10	100.0	Internet-related business
9. PARCO (SINGAPORE) PTE LTD	47	(3)	(3)	(2)	90	(20)	(34)	(32)	SGD 4M	100.0	Shopping center
10. J. Front City Development Co.,Ltd.	5,557	1,153	1,111	788	16,175	6,417	6,290	3,939	110	100.0	Real estate
11. J. Front Prime Space Co., Ltd.	34,494	1,969	1,753	1,178	76,000	5,000	4,780	3,200	100	100.0	Interior construction Facility management
12. JFR Card Co., Ltd.	7,297	865	853	341	14,983	2,000	1,970	759	100	100.0	Payment and finance
13. Daimaru Kogyo, Ltd.	23,162	383	377	269	47,654	900	850	605	1,800	100.0	Wholesale
14. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	4,174	52	52	39	7,707	88	88	66	USD 2M	100.0	Wholesale
15. Daimaru Kogyo (Thailand) Co., Ltd.	455	9	9	10	955	12	12	15	THB 210M	99.9	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	575	27	27	15	1,163	78	79	52	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	547	206	206	166	1,102	408	408	329	400	50.2	Parking
18. J. Front One Partner Co.,Ltd.	971	(56)	(56)	(42)	1,986	(60)	(60)	(46)	100	100.0	Commissioned back-office service Leasing
19. JFR Information Center Co., Ltd.	3,365	146	147	98	7,430	342	344	229	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	68	(235)	(246)	77	76	(544)	(569)	107	100	100.0	Specified prepaid transaction service
21. XENOZ Co., Ltd.	166	(102)	(102)	(103)	425	(129)	(129)	(131)	100	52.5	e-sports
22. JFR & KOMEHYO PARTNERS Co.,Ltd.	182	(369)	(369)	(372)	597	(553)	(557)	(564)	100	51.0	Purchase of branded goods and related items

Note: Effective March 1, 2026, J. Front Prime Space Co., Ltd. completed an absorption-type merger with J. Front Design & Construction Co., Ltd. and PARCO SPACE SYSTEMS Co., Ltd.

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

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2026)	Plan for next period (fiscal year ending February 28, 2027)	Remarks
Daimaru Matsuzakaya Department Stores	11,253	12,300	Sales floor renovation (Nagoya store, Kobe store, Umeda store, etc.) and others
Hakata Daimaru	1,246	800	Sales floor renovation and others
Kochi Daimaru	79	100	Sales floor renovation and others
PARCO	6,478	14,600	Sales floor renovation (Nagoya PARCO, Hiroshima PARCO, etc.) and others
J. Front City Development	2,342	11,800	The Landmark Nagoya Sakae and others
Other	2,231	2,800	
Intercompany eliminations	(555)	(700)	
Total consolidated	23,076	41,700	
Right-of-use assets	3,395	300	
Total investment	26,471	42,000	

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	55,903	1.9	12.6	57,600	3.0	12.3
Advertising expenses	12,182	12.8	2.7	13,000	6.7	2.8
Packing and transportation costs	2,898	8.9	0.7	2,800	(3.4)	0.6
Depreciation	24,320	(2.6)	5.5	25,000	2.8	5.3
Operational costs	12,227	10.6	2.7	12,300	0.6	2.6
Other	57,282	4.6	12.9	58,300	1.8	12.4
Total	164,814	3.6	37.0	169,000	2.5	36.0

Note: Depreciation is included in cost of sales as well as selling, general and administrative expenses.

[Cost of sales] Q4 results for current fiscal year 19,970 million yen / Q4 results previous fiscal year 20,632 million yen / Forecast for next period 20,500 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, 2026)	Forecast for next period (fiscal year ending February 28, 2027)	Remarks
Other operating income	4,131	3,500	
Gain on sale of fixed assets	1,827	450	Mainly Daimaru Matsuzakaya Department Stores and PARCO
Other	2,304	3,050	
Other operating expenses	5,713	8,500	
Loss on disposal of fixed assets	2,607	4,500	Mainly Daimaru Matsuzakaya Department Stores and PARCO
Impairment losses	1,083	—	Mainly Daimaru Matsuzakaya Department Stores
Loss on liquidation of business	895	—	PARCO
Other	1,126	4,000	

7. Components of finance income and finance costs, and share of profit (loss) of investments using the equity method (results and forecast for next period)

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2026)		Forecast for next period (fiscal year ending February 28, 2027)	
		YoY		YoY
Finance income	797	16	1,000	203
Interest and dividend income	797	16	1,000	203
Finance costs	6,294	2,024	7,500	1,206
Interest expenses on borrowings and bonds	5,892	1,883	7,300	1,408
Other	402	142	200	(202)
Share of profit (loss) of investments using equity method	996	(78)	1,500	504

8. Main changes in consolidated statements of financial position

(Millions of yen)

Item	End of current period (Feb 28, 2026)	End of previous period (Feb 28, 2025)	Change	Remarks
Current assets				
Cash and cash equivalents	36,099	54,975	(18,876)	Mainly J. Front Retailing
Notes and accounts receivable - trade	110,216	100,795	9,421	Mainly JFR Card
Non-current assets				
Buildings and structures	158,372	163,116	(4,744)	Mainly PARCO and Daimaru Matsuzakaya Department Stores
Right-of-use assets	123,174	136,389	(13,215)	Mainly Daimaru Matsuzakaya Department Stores and PARCO
Current liabilities				
Current portion of bonds payable	15,000	—	15,000	J. Front Retailing
Short-term borrowings	30,220	53,330	(23,110)	J. Front Retailing
Notes and accounts payable - trade	105,527	109,352	(3,825)	Mainly J. Front Design & Construction and PARCO SPACE SYSTEMS
Non-current liabilities				
Long-term borrowings	56,500	76,820	(20,320)	J. Front Retailing
Bonds payable	74,816	59,908	14,908	J. Front Retailing
Long-term lease liabilities	136,079	148,225	(12,146)	Mainly PARCO, Daimaru Matsuzakaya Department Stores and Hakata Daimaru

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

(People)

Component	Results for current period (fiscal year ended February 28, 2026)				Forecast for next period (fiscal year ending February 28, 2027)			
	Regular	Dedicated	Fixed-term	Total	Regular	Dedicated	Fixed-term	Total
J. Front Retailing	243	4	11	258	244	3	7	254
Department Store Business	3,037	974	218	4,229	3,048	921	232	4,201
[Of which: Daimaru Matsuzakaya Department Stores]	[2,778]	[915]	[140]	[3,833]	[2,788]	[861]	[148]	[3,797]
SC Business	579	—	98	677	649	—	31	680
Developer Business	919	1	355	1,275	941	4	365	1,310
Payment and Finance Business	253	15	3	271	259	18	—	277
Other	553	68	97	718	592	64	93	749
Total	5,584	1,062	782	7,428	5,733	1,010	728	7,471

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

1-1. Business performance (comparison with previous year and forecast released in October 2025)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2026)	Results for previous period (fiscal year ended February 28, 2025)	YoY		Forecast released in October 2025	Vs. forecast
			Amount	%		
1. Gross sales	768,484	755,786	12,698	1.7	771,300	(2,816)
[Of which: real estate lease revenue]	[29,580]	[28,456]	[1,124]	[4.0]	[29,800]	[(220)]
2. Revenue	249,900	243,165	6,735	2.8	252,400	(2,500)
3. Gross profit	156,466	153,566	2,900	1.9	157,700	(1,234)
4. Gross margin ratio	62.61%	63.15%	Difference (0.54)%		62.48%	Difference 0.13%
5. SGA	126,037	120,853	5,184	4.3	126,300	(263)
6. Business profit	30,429	32,713	(2,284)	(7.0)	31,400	(971)
7. Operating profit	30,176	29,778	398	1.3	30,500	(324)
8. Profit before tax	27,799	29,349	(1,550)	(5.3)	28,000	(201)
9. Profit	19,088	20,384	(1,296)	(6.4)	18,700	388
10. Total assets	505,934	482,421	23,513		489,000	16,934
11. Equity	186,457	171,043	15,414		179,600	6,857
12. Equity ratio	36.9%	35.5%	Difference 1.4%		36.7%	Difference 0.2%
13. Total interest-bearing liabilities	140,161	136,290	3,871		135,000	5,161
[Of which: lease liabilities]	[113,127]	[99,119]	[14,008]		[108,600]	[4,527]
14. Financial balance	(2,377)	(429)	(1,948)		(2,500)	123
15. Cash flows from operating activities	47,455	52,830	(5,375)		46,500	955
16. Cash flows from investing activities	(10,045)	(18,677)	8,632		(9,500)	(545)
17. Cash flows from financing activities	(36,436)	(34,142)	(2,294)		(37,000)	564
18. Return on equity (ROE)	10.7%	12.7%	Difference (2.0)%		10.7%	Difference 0.0%
19. Return on assets (ROA)	6.1%	6.6%	Difference (0.5)%		6.3%	Difference (0.2)%
20. Return on invested capital (ROIC)	10.0%	11.2%	Difference (1.2)%		10.5%	Difference (0.5)%

Notes: 1. Gross sales are calculated by converting sales from purchases recorded at the time of sale (shoka shiire) of the "Department Store Business", which are recognized as revenue under IFRS, into a 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, 2027)				Results for current period (fiscal year ended February 28, 2026)
	Six months ending August 31, 2026	YoY	Full year ending February 28, 2027	YoY	
1. Gross sales	364,000	(1,988)	780,000	11,516	768,484
[Of which: real estate lease revenue]	[14,500]	[125]	[30,600]	[1,020]	[29,580]
2. Revenue	120,900	(12)	258,300	8,400	249,900
3. Gross profit	74,500	(2,407)	156,200	(266)	156,466
4. Gross margin ratio	61.62%	Difference (1.99)%	60.47%	Difference (2.14)%	62.61%
5. SGA	62,200	1,267	128,100	2,063	126,037
6. Business profit	12,300	(3,673)	28,100	(2,329)	30,429
7. Operating profit	15,400	(2,069)	30,600	424	30,176
8. Profit before tax	14,300	(2,182)	27,400	(399)	27,799
9. Profit	10,000	(1,044)	19,000	(88)	19,088
10. Total assets	497,000	(8,934)	557,000	51,066	505,934
11. Equity	191,700	5,243	196,000	9,543	186,457
12. Equity ratio	38.6%	Difference 1.7%	35.2%	Difference (1.7)%	36.9%
13. Total interest-bearing liabilities	128,000	(12,161)	184,000	43,839	140,161
[Of which: lease liabilities]	[106,200]	[(6,927)]	[172,400]	[59,273]	[113,127]
14. Financial balance	(1,100)	(113)	(3,200)	(823)	(2,377)
15. Cash flows from operating activities	22,700	(917)	46,000	(1,455)	47,455
16. Cash flows from investing activities	(5,400)	(202)	(7,000)	3,045	(10,045)
17. Cash flows from financing activities	(17,300)	(67)	(39,000)	(2,564)	(36,436)
18. Return on equity (ROE)	/		9.9%	Difference (0.8)%	10.7%
19. Return on assets (ROA)			5.8%	Difference (0.3)%	6.1%
20. Return on invested capital (ROIC)			9.3%	Difference (0.7)%	10.0%

- Notes: 1. Gross sales are calculated by converting sales from purchases recorded at the time of sale (shoka shiire) of the "Department Store Business", which are recognized as revenue under IFRS, into a 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, 2026 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 period)

(Millions of yen, %)

Store	Period	Results for current period (fiscal year ended February 28, 2026)	Results for previous period (fiscal year ended February 28, 2025)	YoY	
				Amount	%
				Daimaru	Osaka Shinsaibashi
	Osaka Umeda	62,629	60,031	2,598	4.3
	Tokyo	84,315	84,513	(198)	(0.2)
	Kyoto	73,684	78,775	(5,091)	(6.5)
	Kobe	101,732	98,404	3,328	3.4
	Suma	6,336	6,315	21	0.3
	Ashiya	4,376	4,246	130	3.1
	Sapporo	87,518	88,253	(735)	(0.8)
	Shimonoseki	6,863	7,399	(536)	(7.3)
Matsuzakaya	Nagoya	137,091	131,635	5,456	4.1
	Ueno	27,056	27,319	(263)	(1.0)
	Shizuoka	18,476	18,376	100	0.5
	Takatsuki	5,469	5,465	4	0.1
Total all stores		729,364	726,000	3,364	0.5
Head office and others		39,120	29,786	9,334	31.3
Total		768,484	755,786	12,698	1.7
[Of which: net sales of goods]		738,903	727,330	11,573	1.6
[Of which: real estate lease revenue]		29,580	28,456	1,124	4.0

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

(Millions of yen, %)

Store	Period	Forecast for next period (fiscal year ending February 28, 2027)				Results for current period (fiscal year ended February 28, 2026)
		Six months ending August 31, 2026	YoY %	Full year ending February 28, 2027	YoY %	
Daimaru	Osaka Shinsaibashi	59,220	9.9	126,330	11.0	113,812
	Osaka Umeda	17,970	(44.7)	37,360	(40.3)	62,629
	Tokyo	43,330	8.0	90,160	6.9	84,315
	Kyoto	35,400	2.6	76,760	4.2	73,684
	Kobe	52,610	10.6	111,660	9.8	101,732
	Suma	3,330	9.2	6,860	8.3	6,336
	Ashiya	2,260	5.4	4,940	12.9	4,376
	Sapporo	41,110	4.2	91,140	4.1	87,518
	Shimonoseki	3,280	(0.6)	7,130	3.9	6,863
Matsuzakaya	Nagoya	65,650	2.3	143,740	4.8	137,091
	Ueno	12,920	0.7	27,680	2.3	27,056
	Shizuoka	8,950	2.9	19,140	3.6	18,476
	Takatsuki	2,830	6.4	5,760	5.3	5,469
Total all stores		348,860	1.1	748,660	2.6	729,364
Head office and others		15,140	(28.2)	31,340	(19.9)	39,120
Total		364,000	(0.5)	780,000	1.5	768,484
[Of which: net sales of goods]		349,500	(0.6)	749,400	1.4	738,903
[Of which: real estate lease revenue]		14,500	0.9	30,600	3.4	29,580

(2) YoY percentage changes in monthly sales

Month	2025						1st half
	March	April	May	June	July	August	
Total all stores	(1.1)	(0.7)	(1.8)	(2.6)	(0.4)	8.7	0.2

Month	2025				2026		2nd half	Full year
	September	October	November	December	January	February		
Total all stores	7.7	9.3	4.5	(1.1)	1.3	(0.1)	3.1	1.7

(3) Sales classification

(i) Share of cash/credit sales

(Millions of yen, %)

Category	Amount	YoY %	Share
Cash sales	563,424	0.3	73.3
Credit sales	205,059	5.8	26.7
Total	768,484	1.7	100.0

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

(%)

Category	Current period	Previous period	Sales YoY
Corporate	5.9	6.1	2.8
Individual	94.1	93.9	6.0
Total	100.0	100.0	5.8

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

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

Category	Number of cards issued as of February 28, 2026	Number of active cardholders	Sales		% of total sales to individual customers
				YoY %	
Otokuisama Gold Card	297	221	198,149	7.4	26.0
Daimaru Matsuzakaya Card <Gold>	81	54	14,086	(5.4)	1.8
Daimaru Matsuzakaya Card	834	536	72,875	(3.9)	9.6
Total	1,212	811	285,112	3.6	37.4
Point card for cash purchases	3,920	1,289	124,201	11.7	16.3
Other	385	178	17,014	3.6	2.2
Total	5,519	2,037	416,002	5.7	54.6

Notes: 1. "Point card for cash purchases" includes sales from Daimaru Matsuzakaya Mobile 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 do not match the sum of individual card figures because some users 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 Mobile App	3,133	1,378	345,625	13.1

Notes: 1. The number of active users is the number of the effective users as of February 28, 2026 who made purchases during the one-year period prior to that 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 PY	Gross margin ratio	YoY RD
Clothing	338,779	(2.3)	45.9	47.7	19.93	(0.21)
Accessories	44,150	23.9	6.0	4.9	28.74	1.72
General goods	152,512	2.6	20.6	20.5	22.88	(0.07)
Household goods	18,800	(2.0)	2.5	2.6	23.10	(0.36)
Foods	141,757	4.0	19.2	18.7	15.87	0.42
Other	42,903	5.6	5.8	5.6	15.03	(0.06)
Total	738,903	1.6	100.0	100.0	20.09	0.11

(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	363	363	—	23,323	6.2
Osaka Umeda	363	363	—	36,194	8.0
Tokyo	363	363	—	34,090	3.2
Kyoto	363	363	—	11,569	(1.7)
Kobe	363	363	—	10,067	(0.5)
Suma	361	361	—	5,796	4.3
Ashiya	359	359	—	5,034	(0.7)
Sapporo	363	363	—	21,329	0.1
Shimonoseki	363	361	2	2,766	(0.1)
Matsuzakaya Nagoya	363	363	—	15,810	(1.6)
Ueno	363	363	—	9,967	3.9
Shizuoka	363	362	1	4,983	(4.3)
Takatsuki	363	363	—	7,269	3.2
Total			3	188,203	2.8

(6) Duty-free sales

(Millions of yen, %)

	Results for current period	YoY %	Sales share
Daimaru Osaka Shinsaibashi	45,133	(9.5)	39.7
Osaka Umeda	7,920	2.5	12.6
Tokyo	6,987	(25.6)	8.3
Kyoto	14,053	(21.6)	19.1
Kobe	8,426	4.9	8.3
Sapporo	15,300	(17.9)	17.5
Shimonoseki	35	12.2	0.5
Matsuzakaya Nagoya	5,596	(29.9)	4.1
Ueno	1,047	5.1	3.9
Shizuoka	109	(40.4)	0.6
Total	104,611	(13.4)	13.6

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)	7,067	7,141	(1.0)
Conversion rate (%)	39.4	40.8	(1.4)

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, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	31,565	(1.4)	12.6	32,500	3.0	12.6
Advertising expenses	10,313	8.9	4.1	10,400	0.8	4.0
Packing and transportation costs	2,560	10.7	1.0	2,500	(2.4)	1.0
Depreciation	19,985	(2.0)	8.0	19,900	(0.4)	7.7
Operational costs	11,335	2.6	4.5	12,400	9.4	4.8
Other	50,277	10.2	20.2	50,400	0.2	19.5
Total	126,037	4.3	50.4	128,100	1.6	49.6

Note: Depreciation is included in cost of sales as well as SGA.

[Cost of sales]: Q4 results for current fiscal year: 6,335 million yen / Q4 results for previous fiscal year: 5,357 million yen / Forecast for next fiscal year: 6,800 million yen

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, 2026)	Forecast for next period (fiscal year ending February 28, 2027)	Remark
Other operating income	2,497	5,200	
Gain on sale of fixed assets	1,094	1,700	Kitasumiya-machi building
Other	1,402	3,500	
Other operating expenses	2,750	2,700	
Loss on disposal of fixed assets	1,701	2,000	Mainly upper floors of the Daimaru Umeda Store
Impairment losses	756	—	Mainly upper floors of the Daimaru Umeda Store
Other	293	700	

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, 2026)		Forecast for next period (fiscal year ending February 28, 2027)	
	Amount	YoY	Amount	YoY
Finance income	787	36	800	13
Interest and dividend income	787	36	800	13
Finance costs	3,164	1,983	4,000	836
Interest expenses	3,164	1,983	4,000	836

III. PARCO Non-consolidated Statements 【IFRS】

1-1. Business performance (comparison with previous year and forecast released in October 2025)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2026)	Results for previous period (fiscal year ended February 28, 2025)	YoY		Forecast released in October 2025	Vs. forecast
			Amount	%		
1. Gross sales	354,006	331,890	22,116	6.7	348,118	5,888
2. Operating revenue [Of which: real estate lease revenue]	66,504 [35,848]	63,484 [34,295]	3,020 [1,553]	4.8 [4.5]	65,837 [35,224]	667 [624]
3. Operating costs	42,130	41,147	983	2.4	42,439	(309)
4. Operating gross profit	24,374	22,337	2,037	9.1	23,398	976
5. Operating gross margin ratio	36.65%	35.19%	Difference	1.46%	35.54%	Difference
6. SGA	10,352	9,682	670	6.9	10,220	132
7. Business profit	14,021	12,654	1,367	10.8	13,177	844
8. Operating profit	12,695	12,102	593	4.9	11,952	743
9. Profit before tax	10,663	10,356	307	3.0	9,994	669
10. Profit	7,473	8,174	(701)	(8.6)	6,956	517
11. Total assets	283,594	286,495	(2,901)		282,877	717
12. Equity	79,085	75,903	3,182		77,949	1,136
13. Equity ratio	27.9%	26.5%	Difference	1.4%	27.6%	Difference
14. Total interest-bearing liabilities [Of which: lease liabilities]	145,215 [57,302]	153,038 [60,861]	(7,823) [(3,559)]		147,958 [58,844]	(2,743) [(1,542)]
15. Financial balance	(2,032)	(1,746)	(286)		(1,958)	(74)
16. Cash flows from operating activities	18,123	18,495	(372)		16,064	2,059
17. Cash flows from investing activities	(3,875)	(1,149)	(2,726)		(5,009)	1,134
18. Cash flows from financing activities	(13,972)	(17,225)	3,253		(10,518)	(3,454)
19. Return on equity (ROE)	9.6%	10.9%	Difference	(1.3)%	9.0%	Difference
20. Return on assets (ROA)	4.5%	4.1%	Difference	0.4%	4.2%	Difference
21. Return on invested capital (ROIC)	5.8%	5.1%	Difference	0.7%	5.5%	Difference

Notes: 1. Gross sales are the total value of the tenant transaction volume of PARCO stores and sales from the entertainment business and others.

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.

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

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2027)				Results for current period (fiscal year ended February 28, 2026)
	Six months ending August 31, 2026	YoY	Full year ending February 28, 2027	YoY	
1. Gross sales	184,957	12,392	383,179	29,173	354,006
2. Operating revenue	34,713	1,968	71,351	4,847	66,504
[Of which: real estate lease revenue]	[18,644]	[1,297]	[38,566]	[2,718]	[35,848]
3. Operating costs	20,048	520	44,770	2,640	42,130
4. Operating gross profit	14,665	1,448	26,580	2,206	24,374
5. Gross margin ratio	42.25%	Difference 1.89%	37.25%	Difference 0.60%	36.65%
6. SGA	5,978	1,089	12,200	1,848	10,352
7. Business profit	8,686	359	14,380	359	14,021
8. Operating profit	7,800	(742)	9,684	(3,011)	12,695
9. Profit before tax	6,626	(1,115)	7,090	(3,573)	10,663
10. Profit	4,701	(719)	5,190	(2,283)	7,473
11. Total assets	294,837	11,243	294,550	10,956	283,594
12. Equity	81,452	2,367	79,608	523	79,085
13. Equity ratio	27.6%	Difference (0.3)%	27.0%	Difference (0.9)%	27.9%
14. Total interest-bearing liabilities	151,944	6,729	149,217	4,002	145,215
[Of which: lease liabilities]	[63,686]	[6,384]	[61,183]	[3,881]	[57,302]
15. Financial balance	(1,174)	(374)	(2,594)	(562)	(2,032)
16. Cash flows from operating activities	9,480	1,151	22,673	4,550	18,123
17. Cash flows from investing activities	(5,033)	(3,965)	(12,654)	(8,779)	(3,875)
18. Cash flows from financing activities	(4,654)	1,898	(9,832)	4,140	(13,972)
19. Return on equity (ROE)	/		6.5%	Difference (3.1)%	9.6%
20. Return on assets (ROA)			3.4%	Difference (1.1)%	4.5%
21. Return on invested capital (ROIC)			6.0%	Difference 0.2%	5.8%

Notes: 1. Gross sales are the total value of the tenant transaction volume of PARCO stores and sales from the entertainment business and others.

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, 2026 in Items 11, 12, 13 and 14 are comparisons with the end of the previous period.

2. Summary of gross sales (PARCO stores)

Gross sales are the total value of the tenant transaction volume of PARCO stores.

"Total comparable stores" excludes the transaction volume of Matsumoto PARCO, which closed in the previous year.

(1) Tenant transaction volume by store

(Millions of yen, %)

Store	Results for current period (fiscal year ended February 28, 2026)		Store	Results for current period (fiscal year ended February 28, 2026)	
	Amount	YoY %		Amount	YoY %
Sapporo PARCO	17,984	8.0	Shizuoka PARCO	8,322	1.6
Sendai PARCO	23,699	13.2	Nagoya PARCO	40,892	13.7
Urawa PARCO	33,422	5.9	Shinsaibashi PARCO	39,412	3.7
Ikebukuro PARCO	29,028	1.0	Hiroshima PARCO	13,843	0.3
PARCO_ya Ueno	10,955	16.8	Fukuoka PARCO	28,651	5.0
Kichijoji PARCO	9,265	9.8	Hibarigaoka PARCO	7,114	4.3
Shibuya PARCO	50,916	15.8	Total all stores	345,555	6.7
Kinshicho PARCO	12,045	6.6	Total comparable stores	345,555	7.9
Chofu PARCO	20,002	3.5			

(2) YoY percentage changes in monthly tenant transaction volume

Month	2025						
	March	April	May	June	July	August	1st half
Total all stores	5.5	5.9	6.2	4.3	2.1	13.4	6.2
Total comparable stores	6.5	6.9	7.2	5.2	3.2	14.6	7.2

Month	2025				2026		2nd half	Full year
	September	October	November	December	January	February		
Total all stores	7.3	12.0	9.0	4.6	5.6	5.2	7.2	6.7
Total comparable stores	8.4	12.9	9.9	5.6	7.2	7.2	8.4	7.9

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

(Millions of yen, %)

Merchandise category	Amount	YoY %	Share
Womenswear	23,981	(3.0)	6.9
Menswear	4,928	(9.1)	1.4
General clothing	58,512	9.9	16.9
Other clothing	7,328	8.5	2.1
Total clothing	94,751	5.1	27.4
Shoes	13,959	24.6	4.0
Bags	8,077	5.6	2.3
Jewelry	7,716	(8.9)	2.2
Cosmetics	11,968	2.7	3.5
Other accessories	16,578	(4.1)	4.8
Total accessories	58,300	3.6	16.9
General goods	95,122	17.5	27.5
Foods	20,848	2.7	6.0
Restaurants & cafés	35,037	2.5	10.1
Other	41,494	7.7	12.0
Total comparable stores	345,555	7.9	100.0

(4) Change in number of paying customers and average spend per customer (comparable stores)

Category	YoY %
Number of paying customers	5.5
Average spend per customer	2.2

(5) Cashless payment (comparable stores)

(Millions of yen, %)

Category	Transaction volume	YoY %	Share
Cashless transaction volume	204,424	12.1	59.2
Transaction volume on which PARCO points are given	18,211	8.5	5.3

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

(6) Renovation

Number of sections	270
Renovated area (m ²)	27,882
YoY change in zone transaction volume (%)	160.4

(7) Share of inbound tenant transaction volume of main stores

(Millions of yen, %)

	Transaction volume	YoY change in transaction volume	Share of transaction volume	YoY change in share of transaction volume
Sapporo PARCO	4,387	32.7	24.4	4.5
Ikebukuro PARCO	3,279	13.0	11.3	1.2
Shibuya PARCO	20,939	15.6	41.1	(0.1)
Shinsaibashi PARCO	14,970	14.2	38.0	3.5
Fukuoka PARCO	5,118	33.5	17.9	3.8
Other	7,764	57.8	4.3	1.4
Total comparable stores	56,459	22.0	16.3	1.9

Note: Inbound tenant transaction volume is calculated based on the sum of purchases made with overseas-issued credit cards or Chinese mobile payment methods.

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	1,961	6.3	2.9	1,935	(1.3)	2.7
Rent expenses on land and buildings	1,496	(4.4)	2.3	1,569	4.9	2.2
Advertising expenses	3,439	1.1	5.2	3,762	9.4	5.3
Outsourcing expenses	4,731	1.7	7.1	5,323	12.5	7.5
Depreciation	11,218	(1.4)	16.9	11,415	1.8	16.0
Utilities expenses	4,282	(5.5)	6.4	4,338	1.3	6.1
Repair expenses	2,255	3.1	3.4	2,741	21.5	3.8
Other	12,745	10.0	19.2	13,685	7.4	19.2
Total	42,130	2.4	63.3	44,770	6.3	62.7

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	4,350	7.8	6.5	4,627	6.3	6.5
Advertising expenses	207	(13.0)	0.3	396	90.9	0.6
Outsourcing expenses	2,384	17.5	3.6	2,837	19.0	4.0
Depreciation	747	(10.0)	1.1	1,366	82.9	1.9
Taxes and dues	428	0.1	0.6	464	8.3	0.7
Other	2,233	5.4	3.4	2,509	12.3	3.5
Total	10,352	6.9	15.6	12,200	17.9	17.1

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, 2026)	Forecast for next period (fiscal year ending February 28, 2027)	Remarks
Other operating income	1,048	351	
Gain on sale of fixed assets	41	—	
Other	1,007	351	
Other operating expenses	2,375	5,046	
Loss on disposal of fixed assets	1,250	2,386	
Loss on liquidation of business	895	—	Shizuoka PARCO
Impairment losses	77	—	CINE QUINTO
Other	151	2,660	

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, 2026)		Forecast for next period (fiscal year ending February 28, 2027)	
	Amount	YoY	Amount	YoY
Finance income	431	(107)	228	(203)
Interest and dividend income	431	(107)	228	(203)
Finance costs	2,463	179	2,823	360
Interest expenses	2,463	179	2,823	360

IV. J. Front City Development Non-consolidated Statements 【IFRS】
1-1. Business performance (comparison with previous year and forecast released in October 2025)

(Millions of yen, %)

Item	Full year ended February 28, 2026	Full year ended February 28, 2025	YoY		Forecast released in October 2025	Vs. forecast
			Amount	%		
1. Gross sales	11,202	13,414	(2,212)	(16.5)	11,110	92
2. Operating revenue	11,202	13,414	(2,212)	(16.5)	11,110	92
[Of which: real estate lease revenue]	[8,077]	[7,365]	[712]	[9.7]	[7,960]	[117]
3. Operating costs	5,400	7,258	(1,858)	(25.6)	5,132	268
4. Operating gross profit	5,802	6,155	(353)	(5.7)	5,978	(176)
5. Operating gross margin ratio	51.79%	45.89%	Difference	5.90%	53.81%	Difference (2.02)%
6. SGA	2,922	2,727	195	7.1	3,195	(273)
7. Business profit	2,879	3,427	(548)	(16.0)	2,782	97
8. Operating profit	2,791	3,248	(457)	(14.1)	2,671	120
9. Profit before tax	2,558	3,001	(443)	(14.8)	2,412	146
10. Profit	1,473	2,092	(619)	(29.6)	1,331	142
11. Total assets	107,146	108,030	(884)		108,655	(1,509)
12. Equity	73,012	73,286	(274)		72,765	247
13. Equity ratio	68.1%	67.8%	Difference	0.3%	67.0%	Difference 1.1%
14. Total interest-bearing liabilities	14,311	16,307	(1,996)		17,064	(2,753)
[Of which: lease liabilities]	[14,311]	[16,307]	[(1,996)]		[14,092]	[219]
15. Financial balance	(233)	(247)	14		(259)	26
16. Cash flows from operating activities	5,277	6,037	(760)		4,542	735
17. Cash flows from investing activities	(1,310)	(2,207)	897		(3,545)	2,235
18. Cash flows from financing activities	(3,966)	(3,825)	(141)		(989)	(2,977)
19. Return on equity (ROE)	2.0%	2.9%	Difference	(0.9)%	1.8%	Difference 0.2%
20. Return on assets (ROA)	2.6%	3.0%	Difference	(0.4)%	2.5%	Difference 0.1%
21. Return On Invested Capital (ROIC)	2.7%	3.3%	Difference	(0.6)%	2.6%	Difference 0.1%

Notes 1. Gross sales are the total value of real estate lease revenue and proceeds from sale of property, etc.

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.

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

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2027)				Results for current period (fiscal year ended February 28, 2026)
	Six months ending August 31, 2026	YoY	Full year ending February 28, 2027	YoY	
1. Gross sales	5,557	391	16,175	4,973	11,202
2. Operating revenue	5,557	391	16,175	4,973	11,202
[Of which: real estate lease revenue]	[4,475]	[451]	[9,038]	[961]	[8,077]
3. Operating costs	2,670	375	6,177	777	5,400
4. Operating gross profit	2,886	15	9,998	4,196	5,802
5. Operating gross margin ratio	51.94%	Difference (3.64)%	61.81%	Difference 10.02%	51.79%
6. SGA	1,732	344	3,581	659	2,922
7. Business profit	1,153	(329)	6,417	3,538	2,879
8. Operating profit	1,111	(382)	6,290	3,499	2,791
9. Profit before tax	880	(490)	5,786	3,228	2,558
10. Profit	788	25	3,939	2,466	1,473
11. Total assets	117,083	9,937	116,007	8,861	107,146
12. Equity	72,880	(132)	76,032	3,020	73,012
13. Equity ratio	62.2%	Difference (5.9)%	65.5%	Difference (2.6)%	68.1%
14. Total interest-bearing liabilities	25,766	11,455	19,363	5,052	14,311
[Of which: lease liabilities]	[12,981]	[(1,330)]	[11,996]	[(2,315)]	[14,311]
15. Financial balance	(230)	(108)	(503)	(270)	(233)
16. Cash flows from operating activities	1,707	(1,329)	4,506	(771)	5,277
17. Cash flows from investing activities	(12,460)	(12,278)	(8,857)	(7,547)	(1,310)
18. Cash flows from financing activities	10,753	13,602	4,350	8,316	(3,966)
19. Return on equity (ROE)	/		5.3%	Difference 3.3%	2.0%
20. Return on assets (ROA)			5.6%	Difference 3.0%	2.6%
21. Return on invested capital (ROIC)			5.7%	Difference 3.0%	2.7%

Notes 1. Gross sales are the total value of real estate lease revenue, proceeds from sale of property, etc.

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, 2026 in Items 11, 12, 13 and 14 are comparisons with the end of the previous period.

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Outsourcing expenses	170	9.8	1.5	184	8.0	1.1
Depreciation	3,341	2.0	29.8	3,776	13.0	23.3
Utilities expenses	823	(1.1)	7.4	967	17.4	6.0
Repair expenses	58	(1.5)	0.5	70	21.3	0.4
Other	1,006	(65.7)	9.0	1,178	17.1	7.3
Total	5,400	(25.6)	48.2	6,177	14.4	38.2

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2026)			Forecast for next period (fiscal year ending February 28, 2027)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	1,100	12.4	9.8	1,128	2.6	7.0
Advertising expenses	11	(21.6)	0.1	12	6.5	0.1
Outsourcing expenses	828	11.3	7.4	1,113	34.4	6.9
Depreciation	92	(1.1)	0.8	99	7.7	0.6
Taxes and dues	196	(7.7)	1.8	257	31.0	1.6
Other	693	1.3	6.2	970	40.0	6.0
Total	2,922	7.1	26.1	3,581	22.5	22.1

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, 2026)	Forecast for next period (fiscal year ending February 28, 2027)	Remark
Other operating income	173	9	
Other	173	9	
Other operating expenses	261	136	
Loss on disposal of fixed assets	5	132	Kawasaki ZERO GATE
Impairment losses	256	—	
Other	0	4	

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, 2026)		Forecast for next period (fiscal year ending February 28, 2027)	
	Amount	YoY	Amount	YoY
Finance income	34	(6)	—	(34)
Interest and dividend income	34	(6)	—	(34)
Finance costs	268	(20)	503	235
Interest expenses	268	(20)	503	235

V. JFR Card Non-consolidated Statements 【IFRS】

1-1. Business performance (comparison with previous year and forecast released in October 2025)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2026)	Results for previous period (fiscal year ended February 28, 2025)	YoY		Forecast released in October 2025	Vs. forecast
			Amount	%		
1. Gross sales	13,504	13,135	369	2.8	13,977	(473)
2. Operating revenue	13,504	13,135	369	2.8	13,977	(473)
3. SGA	12,541	11,497	1,044	9.1	12,768	(227)
4. Business profit	962	1,637	(675)	(41.2)	1,209	(247)
5. Operating profit	920	1,460	(540)	(37.0)	1,153	(233)
6. Profit before tax	472	1,267	(795)	(62.7)	677	(205)
7. Profit	297	876	(579)	(66.1)	425	(128)

Note: 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, 2027)				Results for current period (fiscal year ended February 28, 2026)
	Six months ending August 31, 2026	YoY	Full year ending February 28, 2027	YoY	
1. Gross sales	7,297	677	14,983	1,479	13,504
2. Operating revenue	7,297	677	14,983	1,479	13,504
3. SGA	6,432	261	12,983	442	12,541
4. Business profit	865	416	2,000	1,038	962
5. Operating profit	853	424	1,970	1,050	920
6. Profit before tax	526	282	1,242	770	472
7. Profit	341	172	759	462	297

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	Results for current period	Results for previous period	YoY %
Merchant fee	5,253	4,967	5.8
Installment fee	3,047	2,902	5.0
Annual fee income, Other	5,203	5,264	(1.2)
Total	13,504	13,135	2.8

Note: "Merchant fee" includes the points granted 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	259,197	10.1	49.0
Outside the Group	269,238	7.0	51.0
Total	528,435	8.5	100.0

(3) Number of cards issued and credit transaction volume

(Thousand cards, millions of yen, %)

	Number of cards issued	Credit transaction volume	YoY %
Total	1,332	528,435	8.5

(4) Finance receivables

(Millions of yen, %)

	Results for current period	Results for previous period	YoY %
Total	27,168	25,232	7.7