April 14, 2025

Supplementary Information to Financial Results for the Fiscal Year Ended February 28, 2025

From March 1, 2024
to February 28, 2025

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 2024)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2025)	Results for previous period (fiscal year ended February 29, 2024)	YoY		Forecast released in October 2024	Vs. forecast
			Amount	%		
1. Gross sales	1,268,322	1,151,972	116,350	10.1	1,250,000	18,322
2. Revenue	441,877	407,006	34,871	8.6	437,000	4,877
3. Gross profit	212,596	195,516	17,080	8.7	211,500	1,096
4. Gross margin ratio	48.11%	48.04%	Difference 0.07%		48.40%	Difference (0.29)%
5. Selling, general and administrative expenses (SGA)	159,106	151,185	7,921	5.2	159,500	(394)
6. Business profit	53,490	44,330	9,160	20.7	52,000	1,490
7. Operating profit	58,199	43,048	15,151	35.2	52,000	6,199
8. Profit before tax	55,785	41,343	14,442	34.9	50,000	5,785
9. Profit attributable to owners of parent	41,424	29,913	11,511	38.5	36,500	4,924
10. Total assets	1,164,147	1,114,726	49,421		1,130,000	34,147
11. Equity attributable to owners of parent	409,646	381,898	27,748		397,000	12,646
12. Ratio of equity attributable to owners of parent to total assets	35.2%	34.3%	Difference 0.9%		35.1%	Difference 0.1%
13. Total interest-bearing liabilities	363,578	364,398	(820)		336,500	27,078
[Of which: lease liabilities]	[173,520]	[150,450]	[23,070]		[130,000]	[43,520]
14. Financial balance	(3,488)	(3,237)	(251)		(3,000)	(488)
15. Cash flows from operating activities	85,812	90,692	(4,880)		82,000	3,812
16. Cash flows from investing activities	(28,308)	13,429	(41,737)		(65,000)	36,692
17. Free cash flows	57,503	104,122	(46,619)		17,000	40,503
18. Cash flows from financing activities	(74,001)	(72,746)	(1,255)		(57,500)	(16,501)
19. Return on equity attributable to owners of parent (ROE)	10.5%	8.1%	Difference 2.4%		9.4%	Difference 1.1%
20. Return on assets (ROA)	5.1%	3.9%	Difference 1.2%		4.6%	Difference 0.5%
21. Return on invested capital (ROIC)	6.2%	5.1%	Difference 1.1%		6.0%	Difference 0.2%
22. Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)	0.89 Times	0.95 Times	Difference (0.06) Times		0.85 Times	Difference 0.04 Times
23. Interest-bearing liabilities to cash flow ratio	4.24 Times	4.02 Times	Difference 0.22 Times		4.10 Times	Difference 0.14 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, 2026)				Results for current period (fiscal year ended February 28, 2025)
	Six months ending August 31, 2025	YoY	Full year ending February 28, 2026	YoY	
1. Gross sales	645,000	34,531	1,316,000	47,678	1,268,322
2. Revenue	224,400	15,032	459,000	17,123	441,877
3. Gross profit	110,000	1,554	218,500	5,904	212,596
4. Gross margin ratio	49.02%	Difference (2.78)%	47.60%	Difference (0.51)%	48.11%
5. SGA	80,000	4,030	164,500	5,394	159,106
6. Business profit	30,000	(2,476)	54,000	510	53,490
7. Operating profit	30,000	(9,364)	50,000	(8,199)	58,199
8. Profit before tax	28,000	(10,263)	45,500	(10,285)	55,785
9. Profit attributable to owners of parent	18,500	(10,594)	30,000	(11,424)	41,424
10. Total assets	1,170,000	5,853	1,180,000	15,853	1,164,147
11. Equity attributable to owners of parent	406,000	(3,646)	410,000	354	409,646
12. Ratio of equity attributable to owners of parent to total assets	34.7%	Difference (0.5)%	34.7%	Difference (0.5)%	35.2%
13. Total interest-bearing liabilities	365,000	1,422	376,000	12,422	363,578
[Of which: lease liabilities]	[165,000]	[(8,520)]	[170,000]	[(3,520)]	[173,520]
14. Financial balance	(2,500)	(778)	(5,500)	(2,012)	(3,488)
15. Cash flows from operating activities	38,000	(10,982)	70,000	(15,812)	85,812
16. Cash flows from investing activities	(30,000)	(20,030)	(50,000)	(21,692)	(28,308)
17. Free cash flows	8,000	(31,011)	20,000	(37,503)	57,503
18. Cash flows from financing activities	(26,000)	25,071	(41,000)	33,001	(74,001)
19. Return on equity attributable to owners of parent (ROE)			7.3%	Difference (3.2)%	10.5%
20. Return on assets (ROA)			4.3%	Difference (0.8)%	5.1%
21. Return on invested capital (ROIC)			6.2%	Difference 0.0%	6.2%
22. Ratio of interest-bearing liabilities to equity attributable to owners of parent (D/E ratio)			0.92 Times	Difference 0.03 Times	0.89 Times
23. Interest-bearing liabilities to cash flow ratio			5.37 Times	Difference 1.13 Times	4.24 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, 2025 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)

Note: As of March 1, 2024, PARCO Digital Marketing Co., Ltd. has been transferred from "Developer Business" to "SC Business" based on a review
: of business management classifications. Furthermore, 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. (formerly JFR Service 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, 2023.

<Results>

Full year results (fiscal year ended February 28, 2025)

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	824,785	332,739	90,658	13,135	1,261,318	52,020	1,313,339	(45,016)	1,268,322
YoY %	10.2	11.8	11.5	0.1	10.6	6.8	10.4	—	10.1
(1) Revenue to external customers	263,242	63,251	69,144	5,370	401,009	40,859	441,868	9	441,877
(2) Intersegment revenue	401	1,167	21,513	7,765	30,846	9,857	40,704	(40,704)	—
Total revenue	263,643	64,418	90,658	13,135	431,855	50,716	482,572	(40,694)	441,877
YoY %	10.3	9.7	11.5	0.1	10.1	7.1	9.8	—	8.6
Business profit	33,982	12,745	8,360	1,637	56,727	832	57,559	(4,069)	53,490
YoY %	30.2	51.3	7.4	(41.0)	25.8	(1.3)	25.3	—	20.7
Segment profit	29,677	12,850	8,189	1,460	52,177	797	52,975	5,224	58,199
YoY %	26.7	35.8	6.7	(43.5)	20.9	(36.1)	19.3	—	35.2

<Forecast for next period>

Six months ending August 31, 2025

(Millions of yen, %)

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
Gross sales	421,500	168,500	40,500	7,275	637,775	30,400	668,175	(23,175)	645,000
YoY %	5.6	3.5	3.7	12.1	5.0	32.4	6.0	—	5.7
(1) Revenue to external customers	133,800	32,300	30,500	3,033	199,633	24,766	224,400	—	224,400
(2) Intersegment revenue	200	600	10,000	4,241	15,041	5,033	20,075	(20,075)	—
Total revenue	134,000	32,900	40,500	7,275	214,675	29,800	244,475	(20,075)	224,400
YoY %	5.3	3.4	3.7	12.1	4.9	33.2	7.7	—	7.2
Business profit	20,100	7,800	2,600	1,047	31,547	400	31,947	(1,947)	30,000
YoY %	0.1	(0.5)	(40.2)	(1.4)	(5.3)	3.0	(5.2)	—	(7.6)
Segment profit	20,400	8,200	2,700	997	32,297	300	32,597	(2,597)	30,000
YoY %	5.3	15.2	(37.4)	10.7	1.9	(16.7)	1.7	—	(23.8)

Full year forecast (fiscal year ending 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	859,400	344,200	79,700	15,343	1,298,643	64,000	1,362,643	(46,643)	1,316,000
YoY %	4.2	3.4	(12.1)	16.8	3.0	23.0	3.8	—	3.8
(1) Revenue to external customers	273,700	65,900	60,700	6,055	406,355	52,644	459,000	—	459,000
(2) Intersegment revenue	500	1,300	19,000	9,287	30,087	9,555	39,643	(39,643)	—
Total revenue	274,200	67,200	79,700	15,343	436,443	62,200	498,643	(39,643)	459,000
YoY %	4.0	4.3	(12.1)	16.8	1.1	22.6	3.3	—	3.9
Business profit	36,100	12,800	5,000	2,400	56,300	1,100	57,400	(3,400)	54,000
YoY %	6.2	0.4	(40.2)	46.5	(0.8)	32.2	(0.3)	—	1.0
Segment profit	35,700	11,800	4,800	2,261	54,561	1,000	55,561	(5,561)	50,000
YoY %	20.3	(8.2)	(41.4)	54.8	4.6	25.3	4.9	—	(14.1)

3-1. Performance by consolidated companies (results)

(Millions of yen)

Company name	Results for current period (fiscal year ended February 28, 2025)				Capital	Ownership percentage (%)	Business
	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	20,727	11,398	11,432	11,839	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	243,165	32,713	29,778	20,384	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	17,098	1,258	1,054	79	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	3,449	54	62	34	300	100.0	Department store
5. Shinsaibashi Kyodo Center Building, K.K.	275	44	44	37	50	89.2	Real estate management for department store business
6. PARCO Co., Ltd.	63,484	12,654	12,102	8,174	34,367	100.0	Shopping center
7. PARCO Digital Marketing Co., Ltd.	1,287	81	81	55	10	100.0	Internet-related business
8. PARCO (SINGAPORE) PTE LTD	121	(1)	4	7	SGD 4M	100.0	Shopping center
9. PARCO SPACE SYSTEMS Co., Ltd.	25,844	1,035	1,045	695	100	100.0	Space engineering & management
10. J. Front Design & Construction Co., Ltd.	50,645	3,759	3,763	2,508	100	100.0	Design & construction contracting
11. J. Front City Development Co.,Ltd.	13,414	3,427	3,248	2,092	110	100.0	Real estate
12. JFR Card Co., Ltd.	13,135	1,637	1,460	876	100	100.0	Payment and finance
13. Daimaru Kogyo, Ltd.	39,055	825	858	628	1,800	100.0	Wholesale
14. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	8,135	61	91	73	USD 2M	100.0	Wholesale
15. Daimaru Kogyo (Thailand) Co., Ltd.	652	0	0	10	THB 202M	99.9	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	1,098	72	73	47	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	1,081	461	457	338	400	50.2	Parking
18. J. Front One Partner Co.,Ltd.	3,750	(118)	(120)	(138)	100	100.0	Commissioned back-office service Leasing
19. JFR Information Center Co., Ltd.	7,307	345	347	225	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	85	(514)	(544)	57	100	100.0	Specified prepaid transaction service
21. XENOZ Co., Ltd.	267	(161)	(221)	(221)	100	51.6	Management of e-sports teams Event management business

Note: As of November 1, 2024, 'JFR Service Co. Ltd.' has changed its trade name to 'J. Front One Partner Co.,Ltd.'

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

(Millions of yen)

Company name	Forecast for next period (fiscal year ending February 28, 2026)								Capital	Ownership percentage (%)	Business
	Six months ending August 31, 2025				Full year ending February 28, 2026						
	Revenue	Business profit	Operating profit	Profit	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	12,202	7,257	7,266	7,562	21,664	11,664	11,692	11,948	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	124,600	20,100	21,000	13,700	254,400	35,600	35,800	23,200	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	7,690	(160)	(160)	(152)	16,330	150	130	13	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	1,730	20	20	12	3,510	60	60	37	300	100.0	Department store
5. Shinsaibashi Kyodo Center Building, K.K.	280	140	140	80	560	190	190	106	50	100.0	Real estate management for department store business
6. PARCO Co., Ltd.	32,425	7,850	7,537	4,530	65,937	12,700	11,006	6,155	34,367	100.0	Shopping center
7. PARCO Digital Marketing Co., Ltd.	706	30	30	18	1,700	150	145	90	10	100.0	Internet-related business
8. PARCO (SINGAPORE) PTE LTD	50	3	5	7	100	(4)	(2)	0	SGD 4M	100.0	Shopping center
9. PARCO SPACE SYSTEMS Co., Ltd.	15,174	490	490	322	29,329	820	820	526	100	100.0	Space engineering & management
10. J. Front Design & Construction Co., Ltd.	21,500	1,323	1,322	869	41,500	2,400	2,398	1,577	100	100.0	Design & construction contracting
11. J. Front City Development Co.,Ltd.	4,586	763	792	445	10,113	1,700	1,423	778	110	100.0	Real estate
12. JFR Card Co., Ltd.	7,275	1,047	997	511	15,343	2,400	2,261	1,128	100	100.0	Payment and finance
13. Daimaru Kogyo, Ltd.	23,352	514	424	294	49,417	1,497	1,397	966	1,800	100.0	Wholesale
14. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	4,145	36	36	28	8,682	99	99	78	USD 2M	100.0	Wholesale
15. Daimaru Kogyo (Thailand) Co., Ltd.	395	2	2	7	809	4	4	14	THB 202M	99.9	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	560	35	35	21	1,138	80	80	48	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	541	230	230	172	1,092	431	431	324	400	50.2	Parking
18. J. Front One Partner Co.,Ltd.	930	(139)	(139)	(104)	1,909	(241)	(241)	(180)	100	100.0	Commissioned back-office service Leasing
19. JFR Information Center Co., Ltd.	3,700	80	80	50	7,030	90	90	57	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	71	(252)	(268)	34	82	(574)	(605)	17	100	100.0	Specified prepaid transaction service
21. XENOZ Co., Ltd.	175	(36)	(39)	(39)	356	(58)	(61)	(61)	100	51.6	Management of e-sports teams Event management business
22. JFR & KOMEHYO PARTNERS Co.,Ltd.	11	(95)	(95)	(95)	171	(228)	(228)	(230)	300	51.0	Purchase of branded goods and related items

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

(Millions of yen)

Component	Results for current period (fiscal year ended February 28, 2025)	Plan for next period (fiscal year ending February 28, 2026)	Remarks
Daimaru Matsuzakaya Department Stores	12,107	12,200	Sales floor renovation (Nagoya store, Kobe store, Kyoto store, etc.) and others
Hakata Daimaru	1,401	1,500	Sales floor renovation and others
Kochi Daimaru	72	100	Sales floor renovation and others
PARCO	3,318	7,500	Sales floor renovation (Nagoya PARCO, Sendai PARCO, etc.) and others
J. Front City Development	1,167	9,800	The Landmark Nagoya Sakae and others
Other	1,972	2,400	
Intercompany eliminations	(342)	(500)	
Total consolidated	19,698	33,000	
Right-of-use assets	4,157	100	
Total investment	23,855	33,100	

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	54,840	9.5	12.4	56,700	3.4	12.4
Advertising expenses	10,802	1.5	2.4	12,300	13.9	2.7
Packing and transportation costs	2,662	1.4	0.6	2,900	8.9	0.6
Depreciation	24,961	(0.4)	5.6	25,000	0.2	5.4
Operational costs	11,050	(2.0)	2.5	11,200	1.4	2.4
Other	54,789	6.3	12.4	56,400	2.9	12.3
Total	159,106	5.2	36.0	164,500	3.4	35.8

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 20,632million yen / Q4 results previous fiscal year 21,439million yen / Forecast for next period 20,100million 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, 2025)	Forecast for next period (fiscal year ending February 28, 2026)	Remarks
Other operating income	11,831	2,400	
Gain on sale of fixed assets	144	1,700	Mainly PARCO
Gain on step acquisitions	8,525	—	Acquisition of shares in Shinsaibashi Kyodo Center Building, K.K
Other	3,161	700	
Other operating expenses	7,122	6,400	
Loss on disposal of fixed assets	2,699	3,600	Mainly Daimaru Matsuzakaya Department Stores
Impairment losses	2,689	—	Mainly Daimaru Matsuzakaya Department Stores and PARCO
Other	1,732	2,800	

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, 2025)	YoY	Forecast for next period (fiscal year ending February 28, 2026)	YoY
Finance income	781	(828)	800	19
Interest and dividend income	781	(828)	800	19
Finance costs	4,270	(577)	6,300	2,030
Interest expenses on borrowings and bonds	4,009	(324)	6,000	1,991
Other	260	(253)	300	40
Share of profit (loss) of investments using equity method	1,074	(458)	1,000	(74)

8. Main changes in consolidated statements of financial position

(Millions of yen)

Item	End of current period (Feb 28, 2025)	End of previous period (Feb 29, 2024)	Change	Remarks
Current assets				
Cash and cash equivalents	54,975	71,342	(16,367)	Mainly J. Front Retailing
Notes and accounts receivable - trade	100,795	82,129	18,666	Mainly Daimaru Matsuzakaya Department Stores and Daimaru Kogyo
Non-current assets				
Buildings and structures	163,116	167,440	(4,324)	Mainly PARCO
Land	301,302	286,647	14,655	Mainly Shinsaibashi Kyodo Center Building
Right-of-use assets	136,389	107,623	28,766	Mainly Daimaru Matsuzakaya Department Stores
Investment property	177,176	181,985	(4,809)	Mainly PARCO, Daimaru Matsuzakaya Department Stores and J. Front Design & Construction
Current liabilities				
Current portion of bonds payable	—	20,000	(20,000)	J. Front Retailing
Short-term borrowings	53,330	37,330	16,000	J. Front Retailing
Notes and accounts payable - trade	109,352	97,187	12,165	Mainly Daimaru Matsuzakaya Department Stores and Daimaru Kogyo
Non-current liabilities				
Long-term borrowings	76,820	96,750	(19,930)	J. Front Retailing
Long-term lease liabilities	148,225	123,228	24,997	Mainly Daimaru Matsuzakaya Department Stores

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

(People)

Component	Results for current period (fiscal year ended February 28, 2025)				Forecast for next period (fiscal year ending February 28, 2026)			
	Regular	Dedicated	Fixed-term	Total	Regular	Dedicated	Fixed-term	Total
J. Front Retailing	233	4	15	252	233	4	15	252
Department Store Business	2,943	1,042	217	4,202	2,955	986	211	4,152
[Of which: Daimaru Matsuzakaya Department Stores]	[2,682]	[985]	[142]	[3,809]	[2,701]	[930]	[134]	[3,765]
SC Business	565	—	92	657	560	—	103	663
Developer Business	870	1	392	1,263	865	1	377	1,243
Payment and Finance Business	249	18	3	270	264	18	2	284
Other	483	66	109	658	548	74	110	732
Total	5,343	1,131	828	7,302	5,425	1,083	818	7,326

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

1-1. Business performance (comparison with previous year and forecast released in October 2024)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2025)	Results for previous period (fiscal year ended February 29, 2024)	YoY		Forecast released in October 2024	Vs. forecast
			Amount	%		
1. Gross sales	755,786	685,422	70,364	10.3	762,900	(7,114)
[Of which: real estate lease revenue]	[28,456]	[25,048]	[3,408]	[13.6]	[28,300]	[156]
2. Revenue	243,165	220,081	23,084	10.5	246,700	(3,535)
3. Gross profit	153,566	140,284	13,282	9.5	155,800	(2,234)
4. Gross margin ratio	63.15%	63.74%	Difference (0.59)%		63.15%	Difference 0.00%
5. SGA	120,853	114,752	6,101	5.3	121,700	(847)
6. Business profit	32,713	25,532	7,181	28.1	34,100	(1,387)
7. Operating profit	29,778	24,232	5,546	22.9	32,500	(2,722)
8. Profit before tax	29,349	23,084	6,265	27.1	32,100	(2,751)
9. Profit	20,384	16,675	3,709	22.2	22,300	(1,916)
10. Total assets	482,421	425,689	56,732		423,000	59,421
11. Equity	171,043	150,262	20,781		165,000	6,043
12. Equity ratio	35.5%	35.3%	Difference 0.2%		39.0%	Difference (3.5)%
13. Total interest-bearing liabilities	136,290	114,424	21,866		86,300	49,990
[Of which: lease liabilities]	[99,119]	[68,157]	[30,962]		[52,000]	[47,119]
14. Financial balance	(429)	(1,147)	718		(400)	(29)
15. Cash flows from operating activities	52,830	52,855	(25)		57,000	(4,170)
16. Cash flows from investing activities	(18,677)	131	(18,808)		(20,000)	1,323
17. Cash flows from financing activities	(34,142)	(52,359)	18,217		(37,000)	2,858
18. Return on equity (ROE)	12.7%	11.5%	Difference 1.2%		14.1%	Difference (1.4)%
19. Return on assets (ROA)	6.6%	5.6%	Difference 1.0%		7.7%	Difference (1.1)%
20. Return on invested capital (ROIC)	11.2%	9.8%	Difference 1.4%		12.0%	Difference (0.8)%

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, 2026)				Results for current period (fiscal year ended February 28, 2025)
	Six months ending August 31, 2025	YoY	Full year ending February 28, 2026	YoY	
1. Gross sales	391,300	25,902	795,500	39,714	755,786
[Of which: real estate lease revenue]	[14,000]	[(228)]	[28,200]	[(256)]	[28,456]
2. Revenue	124,600	7,101	254,400	11,235	243,165
3. Gross profit	81,600	4,959	162,400	8,834	153,566
4. Gross margin ratio	65.49%	Difference 0.26%	63.84%	Difference 0.69%	63.15%
5. SGA	61,500	4,347	126,800	5,947	120,853
6. Business profit	20,100	613	35,600	2,887	32,713
7. Operating profit	21,000	1,740	35,800	6,022	29,778
8. Profit before tax	20,100	908	33,900	4,551	29,349
9. Profit	13,700	439	23,200	2,816	20,384
10. Total assets	497,000	14,579	494,000	11,579	482,421
11. Equity	179,500	8,457	183,500	12,457	171,043
12. Equity ratio	36.1%	Difference 0.6%	37.1%	Difference 1.6%	35.5%
13. Total interest-bearing liabilities	146,500	10,210	135,500	(790)	136,290
[Of which: lease liabilities]	[114,800]	[15,681]	[106,300]	[7,181]	[99,119]
14. Financial balance	(900)	(833)	(1,900)	(1,471)	(429)
15. Cash flows from operating activities	25,000	(4,241)	47,000	(5,830)	52,830
16. Cash flows from investing activities	(5,500)	3,638	(11,400)	7,277	(18,677)
17. Cash flows from financing activities	(19,500)	307	(35,600)	(1,458)	(34,142)
18. Return on equity (ROE)			13.1%	Difference 0.4%	12.7%
19. Return on assets (ROA)			7.3%	Difference 0.7%	6.6%
20. Return on invested capital (ROIC)			11.7%	Difference 0.5%	11.2%

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, 2025 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, 2025)	Results for previous period (fiscal year ended February 29, 2024)	YoY	
				Amount	%
Daimaru	Osaka Shinsaibashi	115,261	95,731	19,530	20.4
	Osaka Umeda	60,031	55,010	5,021	9.1
	Tokyo	84,513	78,341	6,172	7.9
	Kyoto	78,775	70,532	8,243	11.7
	Kobe	98,404	91,849	6,555	7.1
	Suma	6,315	6,379	(64)	(1.0)
	Ashiya	4,246	4,303	(57)	(1.3)
	Sapporo	88,253	75,473	12,780	16.9
	Shimonoseki	7,399	7,816	(417)	(5.3)
Matsuzakaya	Nagoya	131,635	126,852	4,783	3.8
	Ueno	27,319	25,416	1,903	7.5
	Shizuoka	18,376	17,724	652	3.7
	Takatsuki	5,465	5,441	24	0.4
Total all stores		726,000	660,874	65,126	9.9
Corporations, head office, etc.		29,786	24,548	5,238	21.3
Total		755,786	685,422	70,364	10.3
[Of which: net sales of goods]		727,330	660,374	66,956	10.1
[Of which: real estate lease revenue]		28,456	25,048	3,408	13.6

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

(Millions of yen, %)

Store \ Period		Forecast for next period (fiscal year ending February 28, 2026)				Results for current period (fiscal year ended February 28, 2025)
		Six months ending August 31, 2025	YoY %	Full year ending February 28, 2026	YoY %	
Daimaru	Osaka Shinsaibashi	60,900	7.2	120,920	4.9	115,261
	Osaka Umeda	29,520	2.3	56,260	(6.3)	60,031
	Tokyo	45,120	9.2	91,820	8.6	84,513
	Kyoto	39,987	1.6	80,357	2.0	78,775
	Kobe	50,170	5.6	102,300	4.0	98,404
	Suma	3,280	5.7	6,800	7.7	6,315
	Ashiya	2,180	5.7	4,540	6.9	4,246
	Sapporo	42,830	7.2	90,880	3.0	88,253
	Shimonoseki	3,490	(4.1)	7,300	(1.4)	7,399
Matsuzakaya	Nagoya	69,870	9.7	146,220	11.1	131,635
	Ueno	13,430	3.8	27,890	2.1	27,319
	Shizuoka	9,550	11.4	19,540	6.3	18,376
	Takatsuki	2,680	0.4	5,580	2.1	5,465
Total all stores		373,007	6.4	760,407	4.7	726,000
Corporations, head office, etc.		18,293	22.8	35,093	17.8	29,786
Total		391,300	7.1	795,500	5.3	755,786
[Of which: net sales of goods]		377,300	7.4	767,300	5.5	727,330
[Of which: real estate lease revenue]		14,000	(1.6)	28,200	(0.9)	28,456

(2) YoY percentage changes in monthly sales

Month	2024						1st half
	March	April	May	June	July	August	
Total all stores	13.9	13.6	21.4	20.0	10.0	6.8	14.2

Month	2024				2025		2nd half	Full year
	September	October	November	December	January	February		
Total all stores	5.5	2.3	7.7	7.8	12.4	4.6	6.8	10.3

(3) Sales classification

(i) Share of cash/credit sales

(Millions of yen, %)

Category	Amount	YoY %	Share
Cash sales	561,925	11.5	74.3
Credit sales	193,860	6.9	25.7
Total	755,786	10.3	100.0

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

(%)

Category	Current period	Previous period	Sales YoY
Corporate	6.1	5.0	32.0
Individual	93.9	95.0	5.6
Total	100.0	100.0	6.9

(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, 2025	Number of active cardholders	Sales		% of total sales to individual customers
				YoY %	
Otokuisama Gold Card	301	223	184,422	5.1	25.6
Daimaru Matsuzakaya Card <Gold>	86	58	14,894	(8.8)	2.1
Daimaru Matsuzakaya Card	873	574	75,814	(7.9)	10.6
Total	1,261	856	275,131	0.4	38.3
Point card for cash purchases	3,407	1,251	111,228	15.6	15.5
Other	390	187	16,421	(6.9)	2.3
Total	5,059	2,053	393,430	4.0	54.8

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 total of these cards 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 app	2,638	1,252	305,634	13.5

Notes: 1. The number of active users is the number of the effective users as of February 28, 2025 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	346,920	11.8	47.7	47.0	20.14	(0.77)
Accessories	35,632	5.6	4.9	5.1	27.02	(0.23)
General goods	148,704	16.7	20.5	19.3	22.95	0.21
Household goods	19,184	3.2	2.6	2.8	23.46	0.07
Foods	136,250	0.8	18.7	20.5	15.45	(0.11)
Other	40,639	16.1	5.6	5.3	15.09	(1.05)
Total	727,330	10.1	100.0	100.0	19.98	(0.33)

(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	364	(1)	21,968	18.7
	Osaka Umeda	363	364	(1)	33,511	6.6
	Tokyo	363	365	(2)	33,044	1.2
	Kyoto	363	364	(1)	11,764	(1.1)
	Kobe	363	364	(1)	10,116	2.2
	Suma	361	364	(3)	5,559	(1.1)
	Ashiya	359	360	(1)	5,069	1.6
	Sapporo	363	365	(2)	21,304	0.9
	Shimonoseki	361	365	(4)	2,770	(1.2)
Matsuzakaya	Nagoya	363	364	(1)	16,061	1.1
	Ueno	363	365	(2)	9,591	4.4
	Shizuoka	362	365	(3)	5,204	(5.8)
	Takatsuki	363	364	(1)	7,042	4.0
Total				(23)	183,009	3.8

(6) Duty-free sales

(Millions of yen, %)

		Results for current period	YoY %	Sales share
Daimaru	Osaka Shinsaibashi	49,873	58.9	43.3
	Osaka Umeda	7,726	98.5	12.9
	Tokyo	9,389	65.6	11.1
	Kyoto	17,921	107.8	22.8
	Kobe	8,032	87.6	8.2
	Sapporo	18,647	102.1	21.1
	Shimonoseki	31	74.7	0.4
Matsuzakaya	Nagoya	7,979	128.8	6.1
	Ueno	996	44.9	3.6
	Shizuoka	183	98.3	1.0
Total		120,782	79.3	16.6

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)	7,141	6,343	12.6
Conversion rate (%)	40.8	42.7	(1.9)

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, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	32,000	7.8	13.2	32,800	2.5	12.9
Advertising expenses	9,467	1.2	3.9	10,000	5.6	3.9
Packing and transportation costs	2,312	1.2	1.0	2,700	16.7	1.1
Depreciation	20,393	(1.9)	8.4	22,000	7.9	8.6
Operational costs	11,046	(4.1)	4.5	11,400	3.2	4.5
Other	45,631	10.9	18.7	47,900	5.0	18.8
Total	120,853	5.3	49.7	126,800	4.9	49.8

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

[Cost of sales]: Q4 results for current fiscal year: 5,357 million yen / Q4 results for previous fiscal year: 5,522 million yen / Forecast for next fiscal year: 5,600 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, 2025)	Forecast for next period (fiscal year ending February 28, 2026)	Remark
Other operating income	764	1,800	
Other	764	1,800	
Other operating expenses	3,699	1,600	
Loss on disposal of fixed assets	2,244	1,300	
Impairment losses	1,160	—	Mainly Shizuoka store
Other	294	300	

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, 2025)		Forecast for next period (fiscal year ending February 28, 2026)	
	Amount	YoY	Amount	YoY
Finance income	751	(80)	700	(51)
Interest and dividend income	751	(80)	700	(51)
Finance costs	1,181	(798)	2,600	1,419
Interest expenses	1,181	(798)	2,600	1,419

1-1. Business performance (comparison with previous year and forecast released in October 2024)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2025)	Results for previous period (fiscal year ended February 29, 2024)	YoY		Forecast released in October 2024	Vs. forecast
			Amount	%		
1. Gross sales	331,890	296,951	34,939	11.8	321,544	10,346
2. Operating revenue	63,484	57,872	5,612	9.7	63,077	407
[Of which: real estate lease revenue]	[34,295]	[31,364]	[2,931]	[9.3]	[33,856]	[439]
3. Operating costs	41,147	40,240	907	2.3	41,568	(421)
4. Operating gross profit	22,337	17,632	4,705	26.7	21,508	829
5. Operating gross margin ratio	35.19%	30.47%	Difference 4.72%		34.10%	Difference 1.09%
6. SGA	9,682	9,265	417	4.5	10,182	(500)
7. Business profit	12,654	8,367	4,287	51.2	11,326	1,328
8. Operating profit	12,102	9,416	2,686	28.5	9,849	2,253
9. Profit before tax	10,356	7,487	2,869	38.3	8,132	2,224
10. Profit	8,174	5,408	2,766	51.1	5,691	2,483
11. Total assets	286,495	300,707	(14,212)		290,346	(3,851)
12. Equity	75,903	74,523	1,380		72,539	3,364
13. Equity ratio	26.5%	24.8%	Difference 1.7%		25.0%	Difference 1.5%
14. Total interest-bearing liabilities	153,038	166,770	(13,732)		153,894	(856)
[Of which: lease liabilities]	[60,861]	[65,851]	[(4,990)]		[61,672]	[(811)]
15. Financial balance	(1,746)	(1,928)	182		(1,716)	(30)
16. Cash flows from operating activities	18,495	15,639	2,856		20,344	(1,849)
17. Cash flows from investing activities	(1,149)	(415)	(734)		(2,214)	1,065
18. Cash flows from financing activities	(17,225)	(15,134)	(2,091)		(18,148)	923
19. Return on equity (ROE)	10.9%	5.0%	Difference 5.9%		7.7%	Difference 3.2%
20. Return on assets (ROA)	4.1%	2.6%	Difference 1.5%		3.3%	Difference 0.8%
21. Return on invested capital (ROIC)	5.1%	2.7%	Difference 2.4%		4.6%	Difference 0.5%

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, 2026)				Results for current period (fiscal year ended February 28, 2025)
	Six months ending August 31, 2025	YoY	Full year ending February 28, 2026	YoY	
1. Gross sales	168,007	5,529	342,960	11,070	331,890
2. Operating revenue	32,425	1,038	65,937	2,453	63,484
[Of which: real estate lease revenue]	[17,236]	[479]	[35,290]	[995]	[34,295]
3. Operating costs	19,644	808	43,014	1,867	41,147
4. Operating gross profit	12,780	230	22,922	585	22,337
5. Gross margin ratio	39.42%	Difference (0.57)%	34.76%	Difference (0.43)%	35.19%
6. SGA	4,930	187	10,222	540	9,682
7. Business profit	7,850	43	12,700	46	12,654
8. Operating profit	7,537	449	11,006	(1,096)	12,102
9. Profit before tax	6,528	100	8,869	(1,487)	10,356
10. Profit	4,530	21	6,155	(2,019)	8,174
11. Total assets	282,710	(3,785)	283,870	(2,625)	286,495
12. Equity	78,729	2,826	78,650	2,747	75,903
13. Equity ratio	27.8%	Difference 1.3%	27.7%	Difference 1.2%	26.5%
14. Total interest-bearing liabilities	145,314	(7,724)	147,881	(5,157)	153,038
[Of which: lease liabilities]	[58,144]	[(2,717)]	[58,844]	[(2,017)]	[60,861]
15. Financial balance	(1,009)	(350)	(2,137)	(391)	(1,746)
16. Cash flows from operating activities	11,569	(556)	17,641	(854)	18,495
17. Cash flows from investing activities	(1,896)	(900)	(5,838)	(4,689)	(1,149)
18. Cash flows from financing activities	(9,012)	1,399	(11,143)	6,082	(17,225)
19. Return on equity (ROE)			8.0%	Difference (2.9)%	10.9%
20. Return on assets (ROA)			3.9%	Difference (0.2)%	4.1%
21. Return on invested capital (ROIC)			5.2%	Difference 0.1%	5.1%

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, 2025 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 Shintokorozawa PARCO, which closed in the previous year.

(1) Tenant transaction volume by store

(Millions of yen, %)

Period / Store	Results for current period (fiscal year ended February 28, 2025) Amount	YoY %	Period / Store	Results for current period (fiscal year ended February 28, 2025) Amount	YoY %
Sapporo PARCO	16,655	23.2	Shizuoka PARCO	8,193	13.0
Sendai PARCO	20,942	5.2	Nagoya PARCO	35,971	16.3
Urawa PARCO	31,571	11.0	Shinsaibashi PARCO	37,991	46.4
Ikebukuro PARCO	28,748	12.7	Hiroshima PARCO	13,797	4.3
PARCO_ya Ueno	9,376	11.2	Fukuoka PARCO	27,274	11.9
Kichijoji PARCO	8,441	0.9	Hibarigaoka PARCO	6,823	(6.4)
Shibuya PARCO	43,963	22.5	Matsumoto PARCO	3,402	(15.8)
Kinshicho PARCO	11,302	8.4	Total all stores	323,774	11.5
Chofu PARCO	19,316	2.5	Total comparable stores	323,774	14.6

(2) YoY percentage changes in monthly tenant transaction volume

Month	2024						
	March	April	May	June	July	August	1st half
Total all stores	16.1	14.3	13.9	20.7	11.5	13.7	14.9
Total comparable stores	19.3	17.5	16.9	24.0	14.3	16.4	18.0

Month	2024				2025		2nd half	Full year
	September	October	November	December	January	February		
Total all stores	9.3	9.7	12.2	8.7	8.9	1.9	8.5	11.5
Total comparable stores	11.9	12.3	15.0	11.3	12.3	6.7	11.6	14.6

(3) Tenant transaction volume by merchandise category

(Millions of yen, %)

Merchandise category	Amount	YoY %	Share
Womenswear	25,234	2.2	7.8
Menswear	5,779	(1.0)	1.8
General clothing	53,472	13.2	16.5
Other clothing	7,069	9.7	2.2
Total clothing	91,555	8.7	28.3
Shoes	11,306	23.8	3.5
Bags	7,659	13.8	2.4
Jewelry	8,520	31.6	2.6
Cosmetics	11,803	4.6	3.6
Other accessories	17,426	14.6	5.4
Total accessories	56,716	16.2	17.5
General goods	81,989	25.3	25.3
Foods	20,380	4.8	6.3
Restaurants	34,372	10.0	10.6
Other	38,759	16.4	12.0
Total comparable stores	323,774	14.6	100.0

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

Category	YoY %
Number of paying customers	7.5
Average spend per customer	6.6

(5) Cashless payment (comparable stores)

(Millions of yen, %)

Category	Transaction volume	YoY %	Share
Cashless transaction volume	184,443	18.5	57.0
Transaction volume on which PARCO points are given	16,299	(36.8)	5.0

Note:Cashless transaction volume includes credit card, electronic money, and code payments (including POKEPARU PAYMENT).
PARCO card service ended as of February 29, 2024.
The new PARCO card service started on February 19, 2025.

(6) Renovation

Number of sections	211
Renovated area (㎡)	19,696
YoY change in zone transaction volume (%)	212.1

(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	3,306	110.0	19.9	8.3
Ikebukuro PARCO	2,902	78.5	10.1	3.7
Shibuya PARCO	18,117	57.4	41.2	9.1
Shinsaibashi PARCO	13,108	97.1	34.5	8.9
Fukuoka PARCO	3,833	97.8	14.1	6.1
Other	5,009	90.6	3.0	1.3
Total comparable stores	46,277	78.5	14.3	5.1

Notes: Inbound tenant transaction volume is calculated based on the sum of purchases made with overseas-issued credit cards and 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, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	1,845	5.5	2.9	1,989	7.8	3.0
Rent expenses on land and buildings	1,565	11.9	2.5	1,512	(3.4)	2.3
Advertising expenses	3,402	18.0	5.4	3,464	1.8	5.3
Outsourcing expenses	4,652	(2.2)	7.3	4,725	1.6	7.2
Depreciation	11,378	(5.6)	17.9	11,252	(1.1)	17.1
Utilities expenses	4,529	(11.8)	7.1	4,595	1.5	7.0
Repair expenses	2,187	16.1	3.4	2,873	31.4	4.4
Other	11,585	11.6	18.2	12,601	8.8	19.1
Total	41,147	2.3	64.8	43,014	4.5	65.2

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	4,036	3.3	6.4	3,601	(10.8)	5.5
Advertising expenses	238	23.4	0.4	314	32.1	0.5
Outsourcing expenses	2,030	16.3	3.2	2,638	30.0	4.0
Depreciation	830	(14.2)	1.3	808	(2.6)	1.2
Taxes and dues	428	(0.1)	0.7	477	11.5	0.7
Other	2,118	4.8	3.3	2,380	12.4	3.6
Total	9,682	4.5	15.3	10,222	5.6	15.5

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, 2025)	Forecast for next period (fiscal year ending February 28, 2026)	Remarks
Other operating income	2,577	476	
Gain on sale of fixed assets	120	—	
Other Subsidies	23	—	
Other	2,433	476	
Other operating expenses	3,129	2,169	
Loss on disposal of fixed assets	799	1,874	
Business restructuring expenses	526	—	Pedi SHIODOME
Impairment losses	1,389	—	HAB@Kumamoto and Shintokorozawa PARCO
Other	414	295	

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, 2025)		Forecast for next period (fiscal year ending February 28, 2026)	
	Amount	YoY	Amount	YoY
Finance income	538	149	173	(365)
Interest and dividend income	538	149	173	(365)
Finance costs	2,284	(33)	2,311	27
Interest expenses	2,284	(33)	2,311	27

1－1. Business performance (comparison with previous year and forecast released in October 2024)

(Millions of yen, %)

Item	Full year ended February 28, 2025	Full year ended February 29, 2024	YoY		Forecast released in October 2024 (Full year ending February 28, 2025)	Vs. forecast
			Amount	%		Amount
1. Gross sales	13,414	19,478	(6,064)	(31.1)	13,342	72
2. Operating revenue	13,414	19,478	(6,064)	(31.1)	13,342	72
[Of which: real estate lease revenue]	[7,365]	[7,280]	[85]	[1.2]	[7,262]	[103]
3. Operating costs	7,258	12,172	(4,914)	(40.4)	7,308	(50)
4. Operating gross profit	6,155	7,306	(1,151)	(15.8)	6,033	122
5. Operating gross margin ratio	45.89%	37.51%	Difference 8.38%		45.22%	Difference 0.67%
6. SGA	2,727	2,571	156	6.1	3,089	(362)
7. Business profit	3,427	4,734	(1,307)	(27.6)	2,944	483
8. Operating profit	3,248	4,762	(1,514)	(31.8)	2,684	564
9. Profit before tax	3,001	4,513	(1,512)	(33.5)	2,421	580
10. Profit	2,092	3,178	(1,086)	(34.2)	1,678	414
11. Total assets	108,030	111,642	(3,612)		120,077	(12,047)
12. Equity	73,286	72,873	413		72,775	511
13. Equity ratio	67.8%	65.3%	Difference 2.5%		60.6%	Difference 7.2%
14. Total interest-bearing liabilities	16,307	18,332	(2,025)		29,878	(13,571)
[Of which: lease liabilities]	[16,307]	[18,332]	[(2,025)]		[16,061]	[246]
15. Financial balance	(247)	(249)	2		(262)	15
16. Cash flows from operating activities	6,037	13,257	(7,220)		5,071	966
17. Cash flows from investing activities	(2,207)	(9,610)	7,403		(15,086)	12,879
18. Cash flows from financing activities	(3,825)	(3,739)	(86)		10,026	(13,851)
19. Return on equity (ROE)	2.9%	4.4%	Difference (1.5)%		2.3%	Difference 0.6%
20. Return on assets (ROA)	3.0%	4.3%	Difference (1.3)%		2.3%	Difference 0.7%
21. Return On Invested Capital (ROIC)	3.3%	4.5%	Difference (1.2)%		2.6%	Difference 0.7%

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.

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

(Millions of yen, %)

Item	Forecast for next period (fiscal year ending February 28, 2026)				Results for current period (fiscal year ended February 28, 2025)
	Six months ending August 31, 2025	YoY	Full year ending February 28, 2026	YoY	
1. Gross sales	4,586	(3,002)	10,113	(3,301)	13,414
2. Operating revenue	4,586	(3,002)	10,113	(3,301)	13,414
[Of which: real estate lease revenue]	[3,843]	[234]	[7,703]	[338]	[7,365]
3. Operating costs	2,307	(1,456)	5,085	(2,173)	7,258
4. Operating gross profit	2,278	(1,546)	5,027	(1,128)	6,155
5. Operating gross margin ratio	49.69%	Difference (0.71)%	49.71%	Difference 3.82%	45.89%
6. SGA	1,515	188	3,327	600	2,727
7. Business profit	763	(1,734)	1,700	(1,727)	3,427
8. Operating profit	792	(1,671)	1,423	(1,825)	3,248
9. Profit before tax	656	(1,675)	1,144	(1,857)	3,001
10. Profit	445	(1,172)	778	(1,314)	2,092
11. Total assets	105,110	(2,920)	108,723	693	108,030
12. Equity	72,613	(673)	72,945	(341)	73,286
13. Equity ratio	69.1%	Difference 1.3%	67.1%	Difference (0.7)%	67.8%
14. Total interest-bearing liabilities	15,188	(1,119)	18,703	2,396	16,307
[Of which: lease liabilities]	[15,188]	[(1,119)]	[14,079]	[(2,228)]	[16,307]
15. Financial balance	(135)	(4)	(278)	(31)	(247)
16. Cash flows from operating activities	1,532	(2,002)	2,166	(3,871)	6,037
17. Cash flows from investing activities	540	1,309	(3,609)	(1,402)	(2,207)
18. Cash flows from financing activities	(2,072)	681	1,442	5,267	(3,825)
19. Return on equity (ROE)			1.1%	Difference (1.8)%	2.9%
20. Return on assets (ROA)			1.3%	Difference (1.7)%	3.0%
21. Return on invested capital (ROIC)			1.6%	Difference (1.7)%	3.3%

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, 2025 in Items 10, 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, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Outsourcing expenses	155	(21.9)	1.2	165	6.8	1.6
Depreciation	3,277	1.5	24.4	3,259	(0.5)	32.2
Utilities expenses	832	0.2	6.2	844	1.4	8.3
Repair expenses	59	17.8	0.4	38	(34.6)	0.4
Other	2,933	(62.7)	21.9	776	(73.5)	7.7
Total	7,258	(40.4)	54.1	5,085	(29.9)	50.3

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

(Millions of yen, %)

Component	Results for current period (fiscal year ended February 28, 2025)			Forecast for next period (fiscal year ending February 28, 2026)		
	Amount	YoY %	Ratio to sales	Amount	YoY %	Ratio to sales
Personnel expenses	978	14.0	7.3	1,154	17.9	11.4
Advertising expenses	14	(73.1)	0.1	12	(16.5)	0.1
Outsourcing expenses	744	(6.2)	5.5	793	6.6	7.8
Depreciation	93	7.0	0.7	92	(1.3)	0.9
Taxes and dues	213	(17.8)	1.6	195	(8.2)	1.9
Other	684	31.7	5.1	1,080	57.9	10.7
Total	2,727	6.1	20.3	3,327	22.0	32.9

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, 2025)	Forecast for next period (fiscal year ending February 28, 2026)	Remark
Other operating income	67	77	
Gain on sale of fixed assets	0	—	
Other	67	77	
Other operating expenses	247	354	
Loss on disposal of fixed assets	53	81	
Other	193	273	

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, 2025)		Forecast for next period (fiscal year ending February 28, 2026)	
	Amount	YoY	Amount	YoY
Finance income	40	22	—	—
Interest and dividend income	40	22	—	—
Finance costs	288	21	278	(10)
Interest expenses	288	21	278	(10)

V. JFR Card Non-consolidated Statements 【IFRS】

1-1. Business performance (comparison with previous year and forecast released in October 2024)

(Millions of yen, %)

Item	Results for current period (fiscal year ended February 28, 2025)	Results for previous period (fiscal year ended February 29, 2024)	YoY		Forecast released in October 2024	Vs. forecast
			Amount	%		
1. Gross sales	13,135	13,115	20	0.1	13,434	(299)
2. Operating revenue	13,135	13,115	20	0.1	13,434	(299)
3. SGA	11,497	10,338	1,159	11.2	11,539	(42)
4. Business profit	1,637	2,777	(1,140)	(41.0)	1,895	(258)
5. Operating profit	1,460	2,583	(1,123)	(43.5)	1,689	(229)
6. Profit before tax	1,267	2,450	(1,183)	(48.3)	1,484	(217)
7. Profit	876	1,586	(710)	(44.7)	924	(48)

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, 2026)				Results for current period (fiscal year ended February 28, 2025)
	Six months ending August 31, 2025	YoY	Full year ending February 28, 2026	YoY	
1. Gross sales	7,275	786	15,343	2,208	13,135
2. Operating revenue	7,275	786	15,343	2,208	13,135
3. SGA	6,228	801	12,943	1,446	11,497
4. Business profit	1,047	(15)	2,400	763	1,637
5. Operating profit	997	97	2,261	801	1,460
6. Profit before tax	789	(37)	1,836	569	1,267
7. Profit	511	(46)	1,128	252	876

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	4,967	4,773	4.1
Installment fee	2,902	2,842	2.1
Annual fee income, Other	5,264	5,500	(4.3)
Total	13,135	13,115	0.1

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	235,438	2.7	48.3
Outside the Group	251,706	2.8	51.7
Total	487,144	2.7	100.0

(3) Number of cards issued, credit transaction volume

(Thousand cards, millions of yen, %)

	Number of cards issued	Credit transaction volume	YoY %
Total	1,272	487,144	2.7

(4) Finance receivables

(Millions of yen, %)

	Results for current period	Results for previous period	YoY %
Total	25,232	24,628	2.4