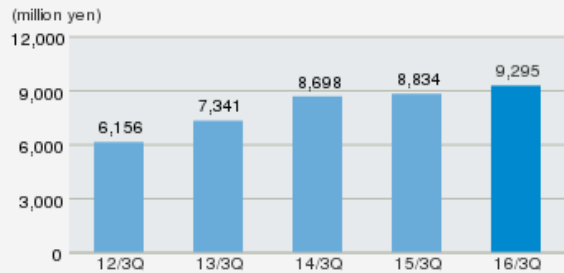


Topics

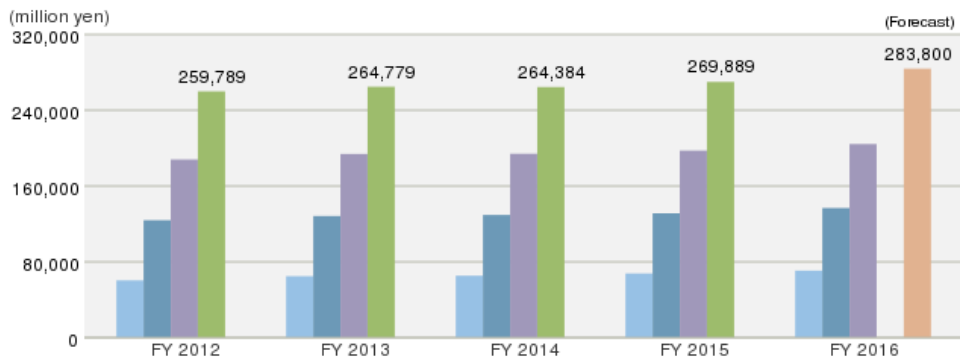
Consolidated and non-consolidated net sales grew due to strong performances at all PARCO Group companies. Consolidated operating income achieved record highs for third consecutive fiscal year.

Operating income



1 Q 2 Q 3 Q 4 Q Rate

Net sales

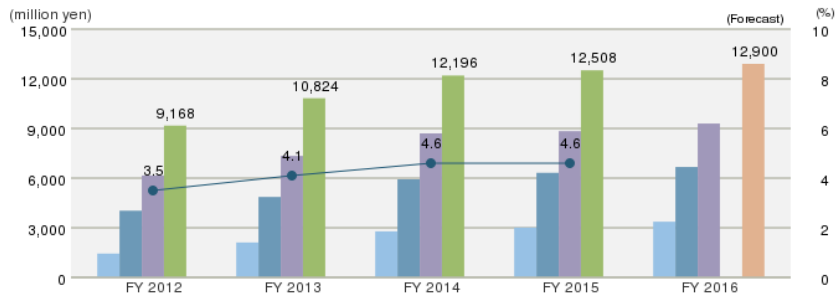


		2012/2	2013/2	2014/2	2015/2	2016/2
Sales (million yen)	Full Year	259,789	264,779	264,384	269,889	283,800 (Forecast)
	3rd Quarter	187,922	193,855	194,069	197,300	204,230
	2nd Quarter	123,844	128,337	129,401	131,183	136,721
	1st Quarter	60,350	64,704	65,282	67,670	70,620

Consolidated net sales increased on strong sales at PARCO CO., LTD., the expansion of retail business Neuve A locations, and increased orders at Space Engineering and Management Business PARCO Space Systems.

Financial Highlights

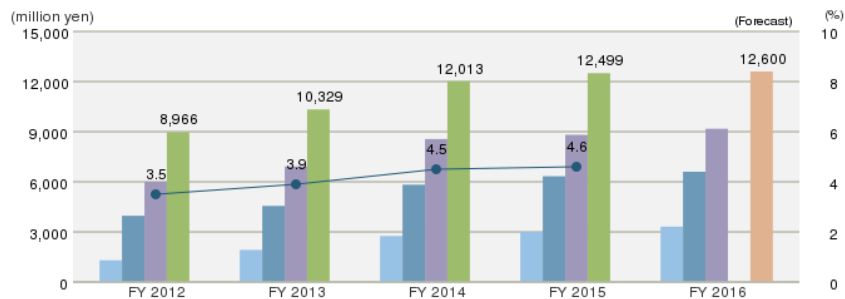
Operating income / Operating income margin



		2012/2	2013/2	2014/2	2015/2	2016/2
Operating income (million yen)	Full Year	9,168	10,824	12,196	12,508	12,900 (Forecast)
	3rd Quarter	6,156	7,341	8,698	8,834	9,295
	2nd Quarter	4,030	4,858	5,926	6,319	6,669
	1st Quarter	1,441	2,112	2,781	3,011	3,363
Operating income margin (%)	Full Year	3.5	4.1	4.6	4.6	-

Consolidated operating income increased due to growth in net sales, as well as contributions from Fukuoka PARCO New Building and Nagoya ZERO GATE, which opened in the previous fiscal year.

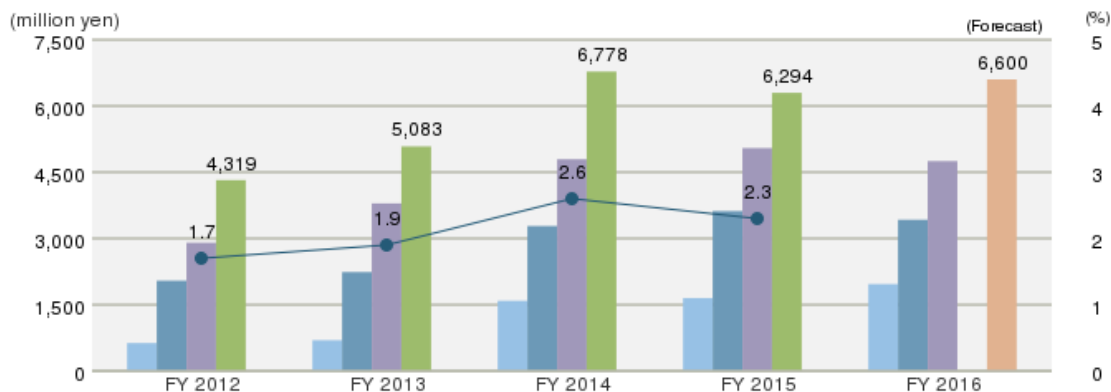
Ordinary income / Ordinary income margin



		2012/2	2013/2	2014/2	2015/2	2016/2
Ordinary income (million yen)	Full Year	8,966	10,329	12,013	12,499	12,600 (Forecast)
	3rd Quarter	5,997	6,922	8,560	8,811	9,175
	2nd Quarter	3,967	4,554	5,824	6,329	6,602
	1st Quarter	1,302	1,918	2,755	2,998	3,314
Ordinary income margin (%)	Full Year	3.5	3.9	4.5	4.6	-

Ordinary income increased due to growth in operating income and other factors and despite a decline in miscellaneous income, which had been high in the previous fiscal year.

Net income / Ratio of net income to sales



		2012/2	2013/2	2014/2	2015/2	2016/2
Net income (million yen)	Full Year	4,319	5,083	6,778	6,294	6,600(Forecast)
	3rd Quarter	2,902	3,793	4,793	5,045	4,749
	2nd Quarter	2,042	2,237	3,280	3,619	3,422
	1st Quarter	631	696	1,587	1,647	1,965
Ratio of net income to sales (%)	Full Year	1.7	1.9	2.6	2.3	

Consolidated net income decreased as a result of loss on closure of operations associated with the announced 2016 closure of Chiba PARCO.

Financial Highlights Consolidated results by segment

Shopping Complex Business

		2012/2	2013/2	2014/2	2015/2	2016/2
Sales (million yen)	Full Year	235,841	239,806	241,680	243,783	
	3rd Quarter	170,583	175,198	176,961	178,261	183,318
	2nd Quarter	112,192	116,177	118,107	118,836	122,478
	1st Quarter	54,599	58,815	59,529	61,364	62,725
Operating income (million yen)	Full Year	8,158	9,788	11,437	11,317	
	3rd Quarter	5,669	6,811	8,384	8,277	8,614
	2nd Quarter	3,674	4,479	5,627	5,914	6,151
	1st Quarter	1,312	2,010	2,591	2,831	2,979

Retail Business

		2012/2	2013/2	2014/2	2015/2	2016/2
Sales (million yen)	Full Year	16,404	17,174	18,344	19,802	
	3rd Quarter	11,523	12,177	13,014	14,008	15,169
	2nd Quarter	7,805	8,343	9,001	9,663	10,395
	1st Quarter	3,656	4,012	4,300	4,789	5,055
Operating income (million yen)	Full Year	415	530	565	647	
	3rd Quarter	117	173	153	226	259
	2nd Quarter	150	206	225	282	318
	1st Quarter	(18)	61	49	130	105

Space Engineering and Management Business

		2012/2	2013/2	2014/2	2015/2	2016/2
Sales (million yen)	Full Year	18,221	18,581	17,643	18,983	
	3rd Quarter	14,062	14,374	13,554	14,422	15,625
	2nd Quarter	9,201	9,102	8,992	9,232	10,429
	1st Quarter	4,751	4,481	4,832	4,888	6,171
Operating income (million yen)	Full Year	406	410	255	328	
	3rd Quarter	349	409	256	261	439
	2nd Quarter	130	174	131	118	203
	1st Quarter	120	73	114	96	209

Other Business

		2012/2	2013/2	2014/2	2015/2	2016/2
Sales (million yen)	Full Year	6,630	6,287	5,624	6,891	
	3rd Quarter	4,714	4,783	4,427	5,240	5,048
	2nd Quarter	3,232	3,152	2,461	3,130	3,524
	1st Quarter	1,667	1,640	1,501	1,817	2,087
Operating income (million yen)	Full Year	167	90	(20)	256	
	3rd Quarter	5	(52)	(67)	118	13
	2nd Quarter	57	(4)	(49)	30	16
	1st Quarter	22	(33)	47	(16)	94