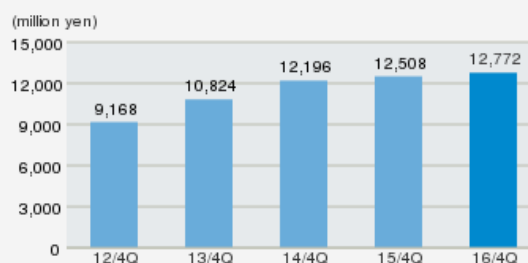


### Topics

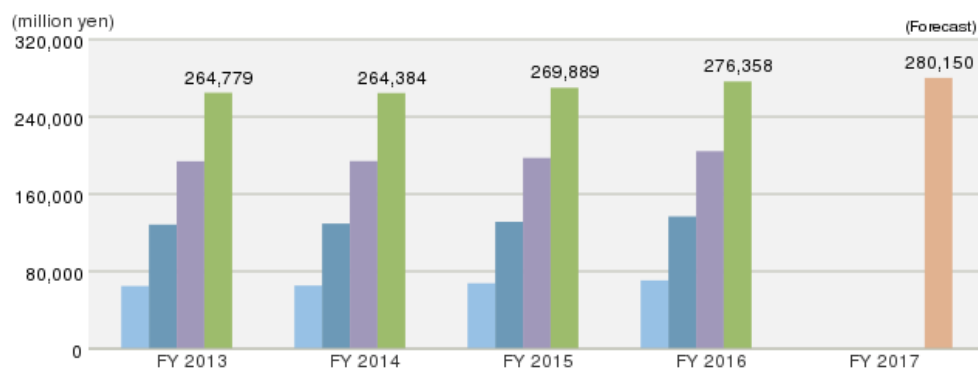
Operating income increased, despite temporary expenses associated with new properties, due to the contribution of Fukuoka PARCO New Building, Nagoya ZERO GATE, and other new stores which opened in FY2015 and FY2014. Sales growth as a result of increased construction orders at PARCO Space Systems was also a positive factor.

### Operating income



1 Q 2 Q 3 Q 4 Q Rate

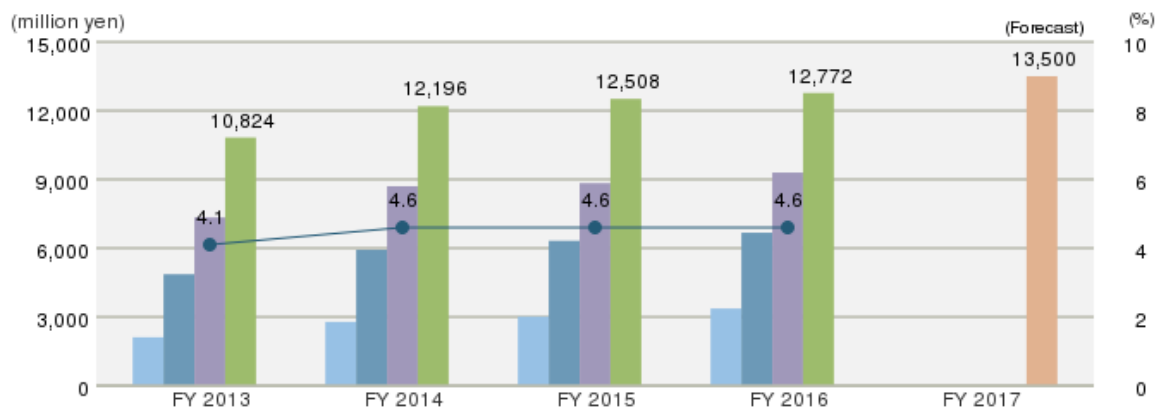
### Net sales



		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	264,779	264,384	269,889	276,358	280,150 (Forecast)
	3rd Quarter	193,855	194,069	197,300	204,230	
	2nd Quarter	128,337	129,401	131,183	136,721	
	1st Quarter	64,704	65,282	67,670	70,620	

Net sales increase due to floor expansions of key PARCO stores such as Fukuoka PARCO New Building, aggressive shop openings by Neuve A in the Retail Business, and increased construction orders at PARCO Space Systems in the Space Engineering and Management Business.

### Operating income / Operating income margin

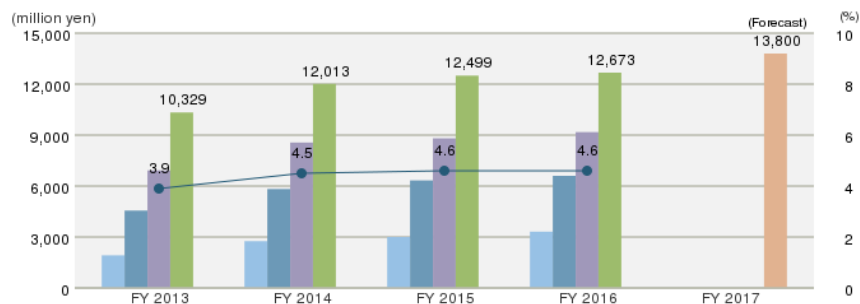


		2013/2	2014/2	2015/2	2016/2	2017/2
Operating income (million yen)	Full Year	10,824	12,196	12,508	12,772	13,500(Forecast)
	3rd Quarter	7,341	8,698	8,834	9,295	
	2nd Quarter	4,858	5,926	6,319	6,669	
	1st Quarter	2,112	2,781	3,011	3,363	
Operating income margin (%)	Full Year	4.1	4.6	4.6	4.6	

Operating income increased, despite temporary expenses associated with new properties, due to the contribution of Fukuoka PARCO New Building, Nagoya ZERO GATE, and other new stores which opened in FY2015 and FY2014. Sales growth as a result of increased construction orders at PARCO Space Systems was also a positive factor.

## Financial Highlights

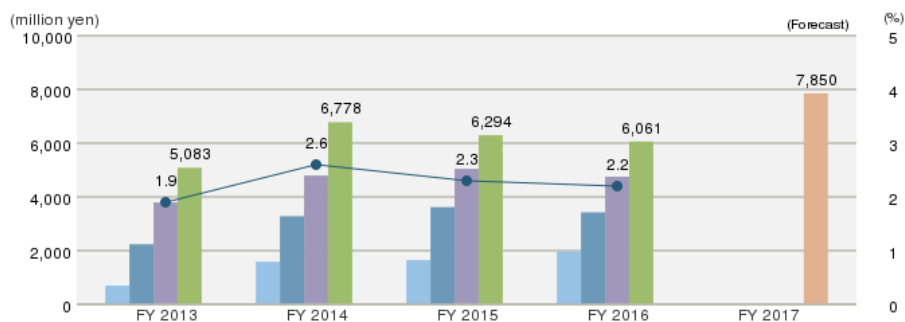
### Ordinary income / Ordinary income margin



		2013/2	2014/2	2015/2	2016/2	2017/2
Ordinary income (million yen)	Full Year	10,329	12,013	12,499	12,673	13,800(Forecast)
	3rd Quarter	6,922	8,560	8,811	9,175	
	2nd Quarter	4,554	5,824	6,329	6,602	
	1st Quarter	1,918	2,755	2,998	3,314	
Ordinary income margin (%)	Full Year	3.9	4.5	4.6	4.6	

Ordinary income increased due to growth in ordinary operating income and a decline in interest expenses in non-operating profit and loss.

### Net income / Ratio of net income to sales



		2013/2	2014/2	2015/2	2016/2	2017/2
Net income (million yen)	Full Year	5,083	6,778	6,294	6,061	7,850(Forecast)
	3rd Quarter	3,793	4,793	5,045	4,749	
	2nd Quarter	2,237	3,280	3,619	3,422	
	1st Quarter	696	1,587	1,647	1,965	
Ratio of net income to sales (%)	Full Year	1.9	2.6	2.3	2.2	

Net income fell due to loss on closure of Chiba PARCO and impairment loss at Utsunomiya PARCO.

## Financial Highlights

### 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	248,078
	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	11,549
	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	21,473
	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	694
	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	19,969
	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	433
	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	6,850
	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	132
	3rd Quarter	5	(52)	(67)	118	13
	2nd Quarter	57	(4)	(49)	30	16
	1st Quarter	22	(33)	47	(16)	94