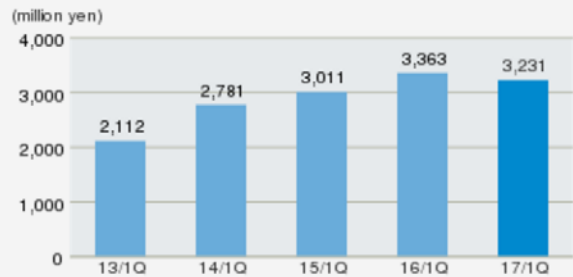


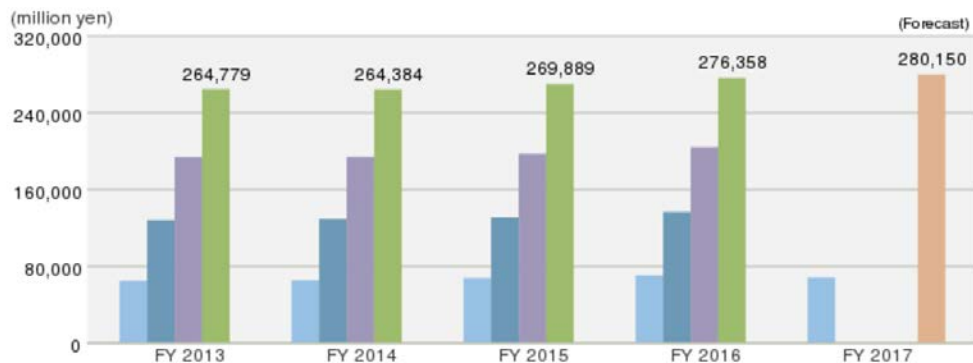
Topics

Operating income declined by 3.9% year on year due to a decrease in net sales and other factors, and despite a full-quarter contribution from Sapporo ZERO GATE, which opened in February, as well as higher profit margins at PARCO SPACE SYSTEMS Co., LTD. in the Space Engineering and Management Business.

Operating income



Net sales

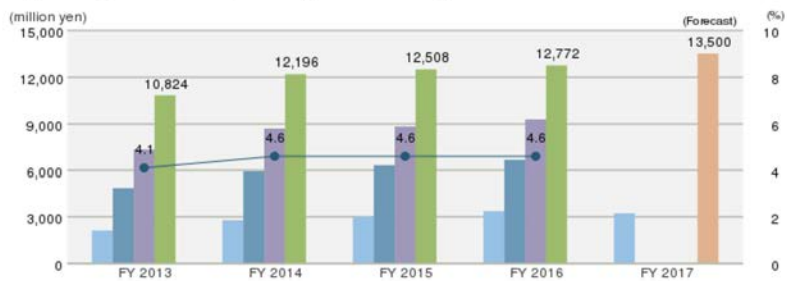


		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	264,779	264,384	269,889	276,358	280,150(Forecast)
	3rd Quarter	193,855	194,069	197,300	204,230	
	2nd Quarter	128,337	129,401	131,183	136,721	
	1st Quarter	64,704	65,282	67,670	70,620	68,208

Net sales decreased due to sluggish clothing sales in the Shopping Complex Business affected by slowing individual consumption and other factors, and despite an increase in sales at NEUVE A CO., LTD. in the Retail Store Business, which was driven by new store openings.

Financial Highlights

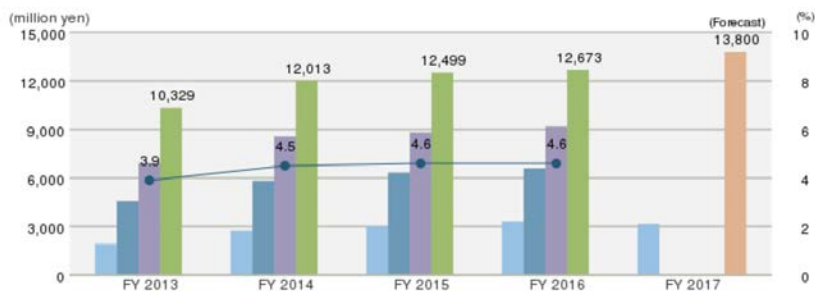
Operating income / Operating income margin



		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	3,231
Operating income margin (%)	Full Year	4.1	4.6	4.6	4.6	

Operating income declined by 3.9% year on year due to a decrease in net sales and other factors, and despite a full-quarter contribution from Sapporo ZERO GATE, which opened in February, as well as higher profit margins at PARCO SPACE SYSTEMS Co., LTD. in the Space Engineering and Management Business.

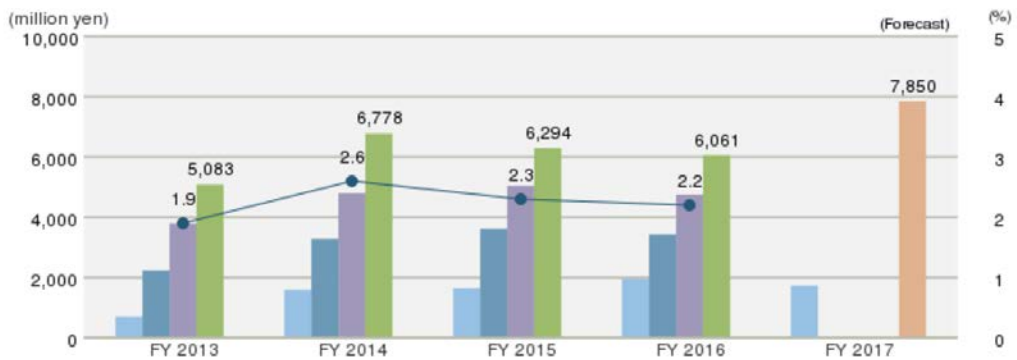
Ordinary income / Ordinary income margin



		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	3,157
Ordinary income margin (%)	Full Year	3.9	4.5	4.6	4.6	

Ordinary income decreased due to a decline in operating income, an increase in non-operating expenses, and other factors.

Net income attributable to parent / Net Income attributable to parent margin



		2013/2	2014/2	2015/2	2016/2	2017/2
Net Income attributable to parent (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	1,725
Net Income attributable to parent margin (%)	Full Year	1.9	2.6	2.3	2.2	

Net income attributable to parent decreased due to a decline in ordinary income, loss on sales of non-current assets, and other factors.

Consolidated results by segment
Shopping Complex Business

		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	239,806	241,680	243,783	248,078	
	3rd Quarter	175,198	176,961	178,261	183,318	
	2nd Quarter	116,177	118,107	118,836	122,478	
	1st Quarter	58,815	59,529	61,364	62,725	60,964
Operating income (million yen)	Full Year	9,788	11,437	11,317	11,549	
	3rd Quarter	6,811	8,384	8,277	8,614	
	2nd Quarter	4,479	5,627	5,914	6,151	
	1st Quarter	2,010	2,591	2,831	2,979	2,873

Retail Business

		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	17,174	18,344	19,802	21,473	
	3rd Quarter	12,177	13,014	14,008	15,169	
	2nd Quarter	8,343	9,001	9,663	10,395	
	1st Quarter	4,012	4,300	4,789	5,055	5,167
Operating income (million yen)	Full Year	530	565	647	694	
	3rd Quarter	173	153	226	259	
	2nd Quarter	206	225	282	318	
	1st Quarter	61	49	130	105	39

Space Engineering and Management Business

		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	18,581	17,643	18,983	19,969	
	3rd Quarter	14,374	13,554	14,422	15,625	
	2nd Quarter	9,102	8,992	9,232	10,429	
	1st Quarter	4,481	4,832	4,888	6,171	5,661
Operating income (million yen)	Full Year	410	255	328	433	
	3rd Quarter	409	256	261	439	
	2nd Quarter	174	131	118	203	
	1st Quarter	73	114	96	209	302

Other Business

		2013/2	2014/2	2015/2	2016/2	2017/2
Sales (million yen)	Full Year	6,287	5,624	6,891	6,850	
	3rd Quarter	4,783	4,427	5,240	5,048	
	2nd Quarter	3,152	2,461	3,130	3,524	
	1st Quarter	1,640	1,501	1,817	2,087	1,480
Operating income (million yen)	Full Year	90	(20)	256	132	
	3rd Quarter	(52)	(67)	118	13	
	2nd Quarter	(4)	(49)	30	16	
	1st Quarter	(33)	47	(16)	94	36