

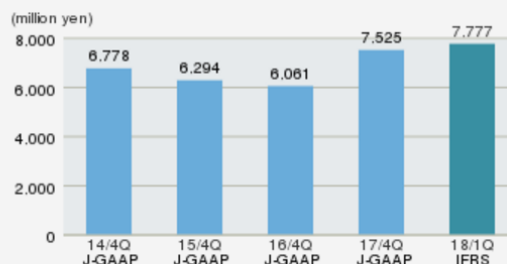
## Financial Highlights

\* The Company has adopted IFRS from the first quarter of the fiscal year ending February 28, 2018.

### Topics

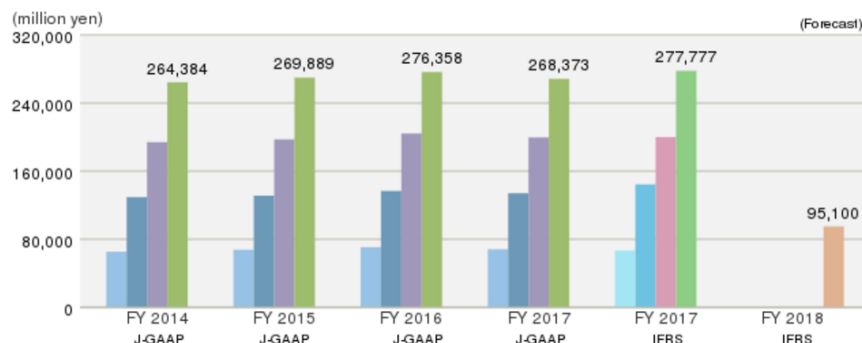
Net income attributable to parent increased to a record amount due to the sale of non-current assets associated with the Shibuya redevelopment and other factors, and despite a loss on the closure of Otsu PARCO.

### Net income attributable to parent



### Operating revenue (IFRS)

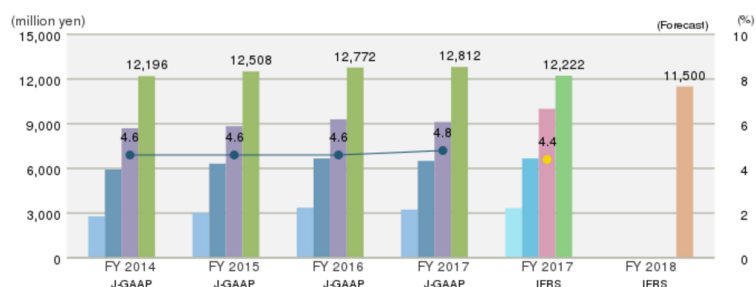
※Net Sales (J-GAAP)



|                        |             | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2017/2<br>(IFRS) | 2018/2<br>(IFRS)     |
|------------------------|-------------|--------------------|--------------------|--------------------|--------------------|------------------|----------------------|
| Sales<br>(million yen) | Full Year   | 264,384            | 269,889            | 276,358            | 268,373            | 277,777          | 95,100<br>(Forecast) |
|                        | 3rd Quarter | 194,069            | 197,300            | 204,230            | 199,599            | 200,000          |                      |
|                        | 2nd Quarter | 129,401            | 131,183            | 136,721            | 134,029            | 144,444          |                      |
|                        | 1st Quarter | 65,282             | 67,670             | 70,620             | 68,208             | 66,666           |                      |

Net sales decreased due to sluggish performance by PARCO stores, the effects of the temporary closure of Shibuya PARCO from August for reconstruction, and other factors, and despite an increase in sales from the opening of Sendai PARCO2 in the Shopping Complex Business, increased orders at Space Engineering and Management Business PARCO Space Systems.

### Operating income / Operating income margin

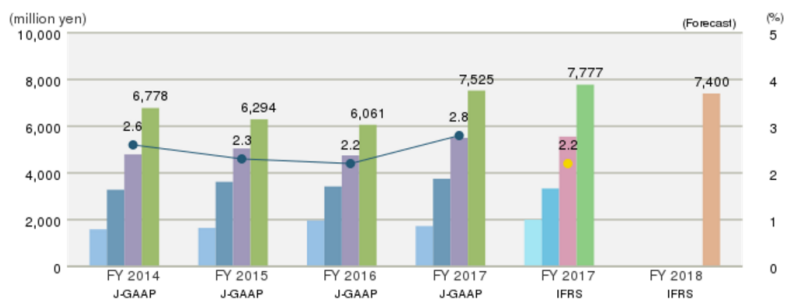


|                                   |             | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2017/2<br>(IFRS) | 2018/2<br>(IFRS)     |
|-----------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|------------------|----------------------|
| Operating income<br>(million yen) | Full Year   | 12,196             | 12,508             | 12,772             | 12,812             | 12,222           | 11,500<br>(Forecast) |
|                                   | 3rd Quarter | 8,698              | 8,834              | 9,295              | 9,119              | 9,999            |                      |
|                                   | 2nd Quarter | 5,926              | 6,319              | 6,669              | 6,504              | 6,666            |                      |
|                                   | 1st Quarter | 2,781              | 3,011              | 3,363              | 3,231              | 3,333            |                      |
| Operating income margin<br>(%)    | Full Year   | 4.6                | 4.6                | 4.6                | 4.8                | 4.4              |                      |

Operating income increased due to contributions from Sapporo ZERO GATE, which opened in February 2016, reduction in sales and general administrative expenses.

### Ordinary income / Ordinary income margin +

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



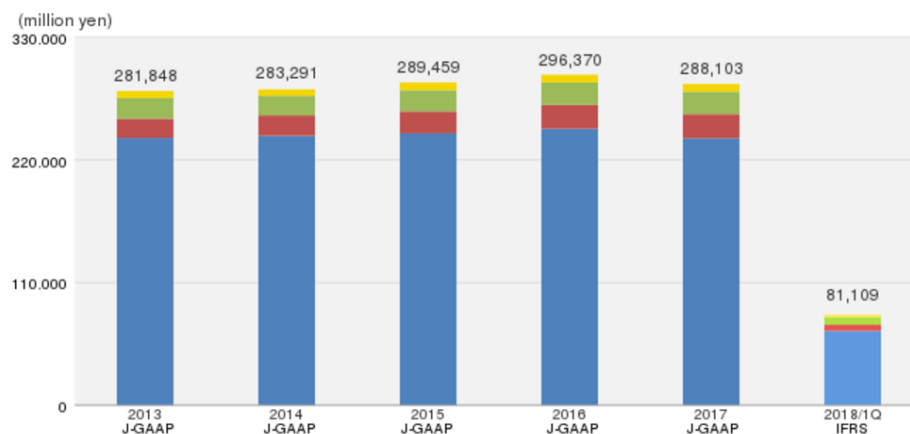
|                                                    |             | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2017/2<br>(IFRS) | 2018/2<br>(IFRS)    |
|----------------------------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|------------------|---------------------|
| Net Income attributable to parent<br>(million yen) | Full Year   | 6,778              | 6,294              | 6,061              | 7,525              | 7,777            | 7,400<br>(Forecast) |
|                                                    | 3rd Quarter | 4,793              | 5,045              | 4,749              | 5,503              | 5,555            |                     |
|                                                    | 2nd Quarter | 3,280              | 3,619              | 3,422              | 3,751              | 3,333            |                     |
|                                                    | 1st Quarter | 1,587              | 1,647              | 1,965              | 1,725              | 2,000            |                     |
| Net Income attributable to parent margin<br>(%)    | Full Year   | 2.6                | 2.3                | 2.2                | 2.8                | 2.2              |                     |

Net income attributable to parent increased to a record amount due to the sale of non-current assets associated with the Shibuya redevelopment and other factors, and despite a loss on the closure of Otsu PARCO.

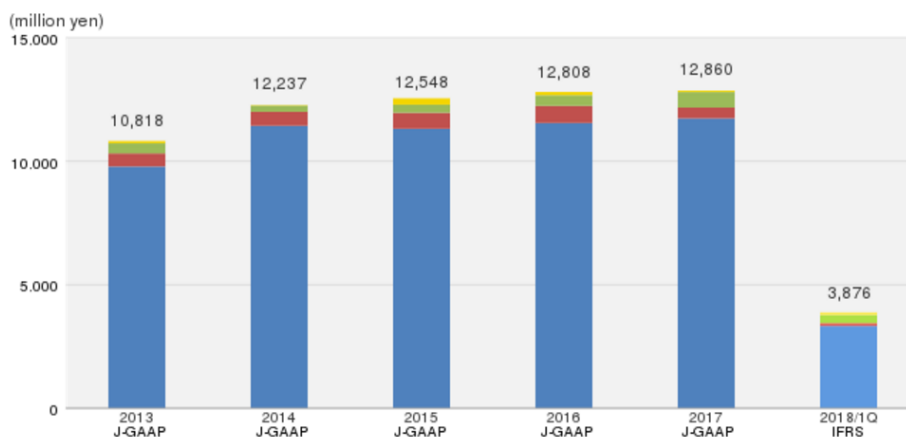
### Consolidated results by segment



#### Sales



#### Operating income



## Financial Highlights

### Shopping Complex Business

|                                   |             | 2013/2<br>(J-GAAP) | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2018/2<br>(IFRS) |
|-----------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Sales<br>(million yen)            | Full Year   | 239,806            | 241,680            | 243,783            | 248,078            | 239,447            |                  |
|                                   | 3rd Quarter | 175,198            | 176,961            | 178,261            | 183,318            | 178,759            |                  |
|                                   | 2nd Quarter | 116,177            | 118,107            | 118,836            | 122,478            | 119,597            |                  |
|                                   | 1st Quarter | 58,815             | 59,529             | 61,364             | 62,725             | 60,964             | 66,666           |
| Operating income<br>(million yen) | Full Year   | 9,788              | 11,437             | 11,317             | 11,549             | 11,738             |                  |
|                                   | 3rd Quarter | 6,811              | 8,384              | 8,277              | 8,614              | 8,515              |                  |
|                                   | 2nd Quarter | 4,479              | 5,627              | 5,914              | 6,151              | 5,913              |                  |
|                                   | 1st Quarter | 2,010              | 2,591              | 2,831              | 2,979              | 2,873              | 3,333            |

### Retail Business

|                                   |             | 2013/2<br>(J-GAAP) | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2018/2<br>(IFRS) |
|-----------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Sales<br>(million yen)            | Full Year   | 17,174             | 18,344             | 19,802             | 21,473             | 21,640             |                  |
|                                   | 3rd Quarter | 12,177             | 13,014             | 14,008             | 15,169             | 15,281             |                  |
|                                   | 2nd Quarter | 8,343              | 9,001              | 9,663              | 10,395             | 10,458             |                  |
|                                   | 1st Quarter | 4,012              | 4,300              | 4,789              | 5,055              | 5,167              | 5,555            |
| Operating income<br>(million yen) | Full Year   | 530                | 565                | 647                | 694                | 435                |                  |
|                                   | 3rd Quarter | 173                | 153                | 226                | 259                | 71                 |                  |
|                                   | 2nd Quarter | 206                | 225                | 282                | 318                | 154                |                  |
|                                   | 1st Quarter | 61                 | 49                 | 130                | 105                | 39                 | 111              |

### Space Engineering and Management Business

|                                   |             | 2013/2<br>(J-GAAP) | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2018/2<br>(IFRS) |
|-----------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Sales<br>(million yen)            | Full Year   | 18,581             | 17,643             | 18,983             | 19,969             | 20,242             |                  |
|                                   | 3rd Quarter | 14,374             | 13,554             | 14,422             | 15,625             | 15,380             |                  |
|                                   | 2nd Quarter | 9,102              | 8,992              | 9,232              | 10,429             | 10,687             |                  |
|                                   | 1st Quarter | 4,481              | 4,832              | 4,888              | 6,171              | 5,661              | 6,666            |
| Operating income<br>(million yen) | Full Year   | 410                | 255                | 328                | 433                | 629                |                  |
|                                   | 3rd Quarter | 409                | 256                | 261                | 439                | 548                |                  |
|                                   | 2nd Quarter | 174                | 131                | 118                | 203                | 408                |                  |
|                                   | 1st Quarter | 73                 | 114                | 96                 | 209                | 302                | 333              |

### Other Business

|                                   |             | 2013/2<br>(J-GAAP) | 2014/2<br>(J-GAAP) | 2015/2<br>(J-GAAP) | 2016/2<br>(J-GAAP) | 2017/2<br>(J-GAAP) | 2018/2<br>(IFRS) |
|-----------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Sales<br>(million yen)            | Full Year   | 6,287              | 5,624              | 6,891              | 6,850              | 6,774              |                  |
|                                   | 3rd Quarter | 4,783              | 4,427              | 5,240              | 5,048              | 5,093              |                  |
|                                   | 2nd Quarter | 3,152              | 2,461              | 3,130              | 3,524              | 3,295              |                  |
|                                   | 1st Quarter | 1,640              | 1,501              | 1,817              | 2,087              | 1,480              | 2,222            |
| Operating income<br>(million yen) | Full Year   | 90                 | -20                | 256                | 132                | 58                 |                  |
|                                   | 3rd Quarter | -52                | -67                | 118                | 13                 | 27                 |                  |
|                                   | 2nd Quarter | -4                 | -49                | 30                 | 16                 | 54                 |                  |
|                                   | 1st Quarter | -33                | 47                 | -16                | 94                 | 36                 | 99               |