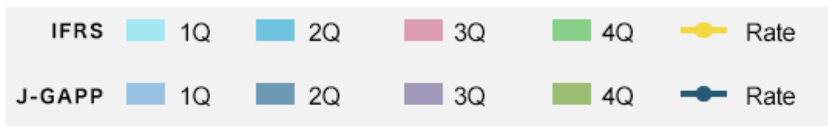
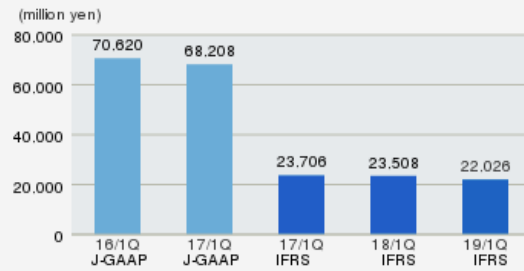


### Topics

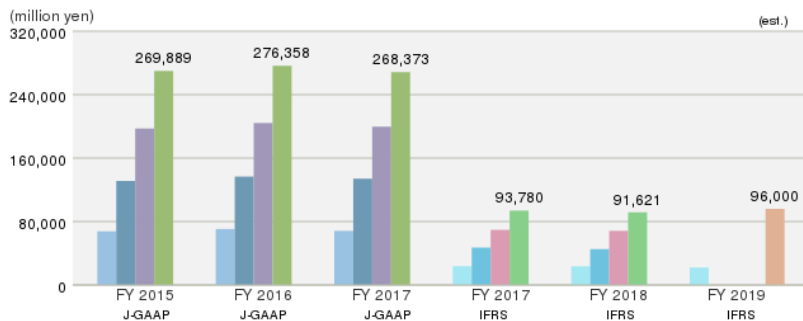
Operating revenue decreased due to the absence of major productions at PARCO's Entertainment Business and major construction contracts received by PARCO Space Systems in the same period of the previous fiscal year, and despite contributions from PARCO's PARCO\_ya Ueno and Kyoto ZERO GATE, which opened in November, 2017, and Harajuku ZERO GATE, which opened in this March.

### Operating revenue



### Operating revenue(IFRS)

### Net sales(J-GAAP)

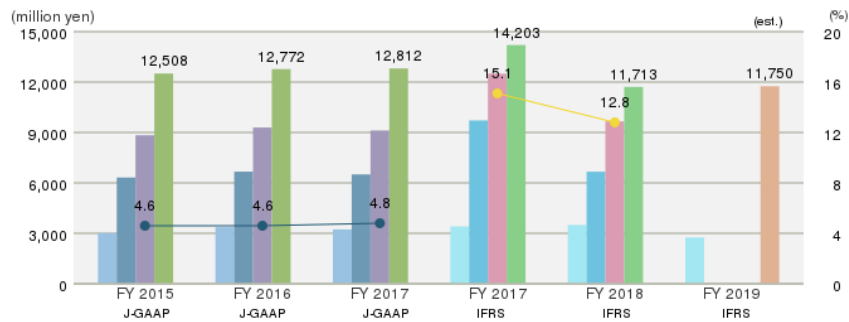


		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
<b>Operating revenue (IFRS) (million yen)</b>	Full Year	269,889	276,358	268,373	93,780	91,621	96,000 (est.)
	3rd Quarter	197,300	204,230	199,599	69,496	68,252	-
	2nd Quarter	131,183	136,721	134,029	47,168	45,230	46,400 (est.)
	1st Quarter	67,670	70,620	68,208	23,706	23,508	22,026

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

Operating revenue decreased due to the absence of major productions at PARCO's Entertainment Business and major construction contracts received by PARCO Space Systems in the same period of the previous fiscal year, and despite contributions from PARCO's PARCO\_ya Ueno and Kyoto ZERO GATE, which opened in November, 2017, and Harajuku ZERO GATE, which opened in this March.

### Operating profit / Operating income margin

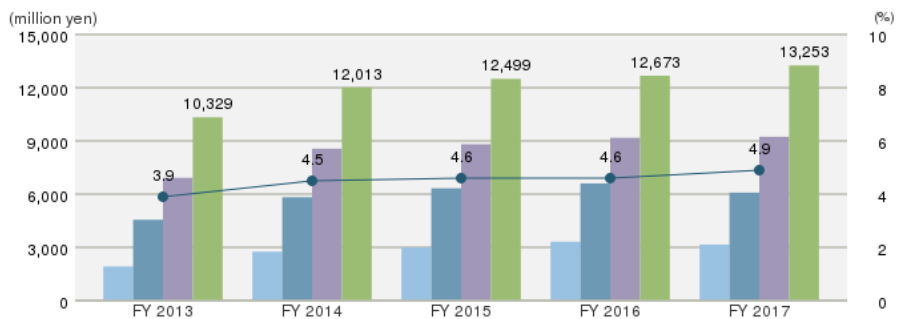


		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
Operating profit (million yen)	Full Year	12,508	12,772	12,812	14,203	11,713	11,750 (est.)
	3rd Quarter	8,834	9,295	9,119	12,500	9,660	-
	2nd Quarter	6,319	6,669	6,504	9,716	6,666	6,400 (est.)
	1st Quarter	3,011	3,363	3,231	3,412	3,497	2,750
Operating income margin (%)	Full Year	4.6	4.6	4.8	15.1	12.8	-

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

Operating profit decreased, due in part to the reversal of allowance from the closure of Otsu Parco recorded in the same period of the previous fiscal year, and despite an increase in revenue from Nueve A in our Retail Business.

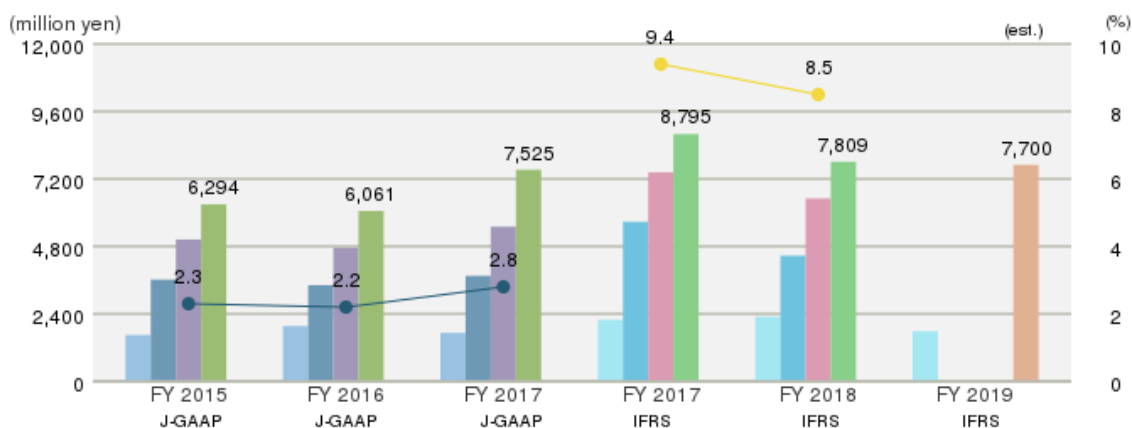
### Ordinary income / Ordinary income margin



		2013/2	2014/2	2015/2	2016/2	2017/2
Ordinary income (million yen)	Full Year	10,329	12,013	12,499	12,673	13,253
	3rd Quarter	6,922	8,560	8,811	9,175	9,232
	2nd Quarter	4,554	5,824	6,329	6,602	6,085
	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	4.9

**Profit attributable to owners of the parent / Profit attributable to owners of the parent ratio(IFRS)**

**Net income attributable to parent / Net income attributable to parent margin(J-GAAP)**



		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
<b>Profit attributable to owners of the parent (IFRS) (million yen)</b>	Full Year	6,294	6,061	7,525	8,795	7,809	7,700 (est.)
	3rd Quarter	5,045	4,749	5,503	7,434	6,507	
	2nd Quarter	3,619	3,422	3,751	5,672	4,469	4,250 (est.)
	1st Quarter	1,647	1,965	1,725	2,186	2,301	1,784
<b>Profit attributable to owners of the parent ratio (%)</b>	Full Year	2.3	2.2	2.8	9.4	8.5	

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

Profit decreased as a result of the decrease in operating profit and other factors.

## Financial Highlights

### Shopping Complex Business(PARCO, PARCO(Singapore))

		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
Revenue (IFRS) (million yen)	Full Year	243,783	248,078	239,447	53,864	51,351	
	3rd Quarter	178,261	183,318	178,759	40,764	38,235	
	2nd Quarter	118,836	122,478	119,597	27,483	25,513	
	1st Quarter	61,364	62,725	60,964	13,741	12,850	12,872
Operating income (million yen)	Full Year	11,317	11,549	11,738	13,179	10,964	
	3rd Quarter	8,277	8,614	8,515	12,034	9,465	
	2nd Quarter	5,914	6,151	5,913	9,256	6,617	
	1st Quarter	2,831	2,979	2,873	3,057	3,245	2,767

### Retail Business(NEUVE A)

		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
Revenue (IFRS) (million yen)	Full Year	19,802	21,473	21,640	21,532	21,216	
	3rd Quarter	14,008	15,169	15,281	15,193	15,179	
	2nd Quarter	9,663	10,395	10,458	10,404	10,597	
	1st Quarter	4,789	5,055	5,167	5,129	5,199	4,934
Operating income (million yen)	Full Year	647	694	435	205	75	
	3rd Quarter	226	259	71	-60	-305	
	2nd Quarter	282	318	154	26	-192	
	1st Quarter	130	105	39	33	-18	32

### Space Engineering and Management Business(PARCO SPACE SYSTEMS)

		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
Revenue (IFRS) (million yen)	Full Year	18,983	19,969	20,242	20,528	21,399	
	3rd Quarter	14,422	15,625	15,380	15,361	16,781	
	2nd Quarter	9,232	10,429	10,687	10,619	10,273	
	1st Quarter	4,888	6,171	5,661	5,700	5,695	4,949
Operating income (million yen)	Full Year	328	433	629	773	652	
	3rd Quarter	261	439	548	524	693	
	2nd Quarter	118	203	408	393	299	
	1st Quarter	96	209	302	293	323	83

### Other Business(PARCO Digital Marketing, PARCO's Entertainment Business)

		2015/2 (J-GAAP)	2016/2 (J-GAAP)	2017/2 (J-GAAP)	2017/2 (IFRS)	2018/2 (IFRS)	2019/2 (IFRS)
Revenue (IFRS) (million yen)	Full Year	6,891	6,850	6,774	6,137	6,158	
	3rd Quarter	5,240	5,048	5,093	4,600	4,689	
	2nd Quarter	3,130	3,524	3,295	3,021	2,781	
	1st Quarter	1,817	2,087	1,480	1,326	1,931	1,154
Operating income (million yen)	Full Year	256	132	58	45	53	
	3rd Quarter	118	13	27	18	-122	
	2nd Quarter	30	16	54	46	-55	
	1st Quarter	-16	94	36	40	-43	-119