

December 26, 2025

Consolidated Financial Results for the First Nine Months of the Fiscal Year Ending February 28, 2026 (under IFRS)

Company name: **J. FRONT RETAILING Co., Ltd.**

Listing: Tokyo Stock Exchange and Nagoya Stock Exchange

Securities code: 3086

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Scheduled date to commence dividend payments: —

Preparation of supplementary material on financial results: Yes

(Millions of yen with fractional amounts discarded, unless otherwise noted)

1. Consolidated performance for the first nine months of the fiscal year ending February 28, 2026 (from March 1, 2025 to November 30, 2025)

(1) Consolidated operating results (cumulative) (Percentages indicate year-on-year changes.)

	Gross sales		Sales revenue		Business profit		Operating profit		Profit before tax	
Nine months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
November 30, 2025	940,365	2.9	328,127	3.8	41,511	(7.4)	40,692	(20.4)	37,440	(24.2)
November 30, 2024	914,141	11.6	315,982	10.3	44,828	46.1	51,142	66.7	49,377	65.4

	Profit attributable to owners of parent		Total comprehensive income		Basic earnings per share	Diluted earnings per share
Nine months ended	Millions of yen	%	Millions of yen	%	Yen	Yen
November 30, 2025	24,684	(33.4)	24,932	(34.1)	98.33	98.22
November 30, 2024	37,041	71.4	37,842	72.5	143.04	142.82

- * 1. Of sales revenue, sales from purchase recorded at the time of sale (shoka shiire) of the “Department Store Business” have been converted into gross amount and the net amount of sales of the “SC Business” into tenant transaction volume (gross amount basis) to calculate gross sales.
2. Business profit is obtained by subtracting cost of sales and selling, general and administrative expense from sales revenue. Operating profit is obtained by adding other operating income to and subtracting other operating expenses from business profit.

(2) Consolidated financial position

	Total assets	Total equity	Equity attributable to owners of parent	Ratio of equity attributable to owners of parent to total assets	Equity attributable to owners of parent per share
As of	Millions of yen	Millions of yen	Millions of yen	%	Yen
November 30, 2025	1,148,968	417,426	404,915	35.2	1,629.31
February 28, 2025	1,164,147	423,235	409,646	35.2	1,597.24

2. Cash dividends

	Annual dividends				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended February 28, 2025	—	22.00	—	30.00	52.00
Fiscal year ending February 28, 2026	—	27.00	—		
Fiscal year ending February 28, 2026 (Forecast)				27.00	54.00

Note: Revisions to the forecast of cash dividends most recently announced: None

3. Consolidated earnings forecasts for the fiscal year ending February 28, 2026 (from March 1, 2025 to February 28, 2026)

(Percentages indicate year-on-year changes.)

	Gross sales		Sales revenue		Business profit		Operating profit		Profit before tax	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal year ending February 28, 2026	1,293,000	1.9	452,000	2.3	48,500	(9.3)	44,000	(24.4)	39,500	(29.2)

	Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Yen
Fiscal year ending February 28, 2026	26,000	(37.2)	103.13

Note: Revisions to the consolidated earnings forecasts most recently announced: None

* **Notes**

(1) Significant changes in the scope of consolidation during the period: None

(2) Changes in accounting policies, changes in accounting estimates

- a. Changes in accounting policies required by IFRS: None
- b. Changes in accounting policies due to other reasons: None
- c. Changes in accounting estimates: None

(3) Number of issued shares (common shares)

a. Total number of issued shares at the end of the period (including treasury shares)

As of November 30, 2025	270,565,764 shares
As of February 28, 2025	270,565,764 shares

b. Number of treasury shares at the end of the period

As of November 30, 2025	22,046,280 shares
As of February 28, 2025	14,093,649 shares

c. Average number of shares during the period (cumulative from the beginning of the fiscal year)

For the nine months ended November 30, 2025	251,035,220 shares
For the nine months ended November 30, 2024	258,951,776 shares

*** Review of the Japanese-language originals of the attached quarterly consolidated financial statements by certified public accountants or an audit corporation: None**

*** Proper use of earnings forecasts, and other special matters**

(Caution regarding forward-looking statements)

The forward-looking statements, including earnings forecasts, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable by the Company. These statements do not purport that the Company pledges to realize such statements. Actual business and other results may differ substantially due to various factors. Please refer to “1. Overview of operating results (4) Explanation of consolidated earnings forecasts and other forward-looking statements” on page 6 of the material attached to this quarterly financial results report for the suppositions that form the assumptions for earnings forecasts and cautions concerning the use thereof.

(How to obtain supplementary material on financial results)

Supplementary material on financial results was disclosed on the same day on TDnet.

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1. Overview of operating results

(1) Overview of operating results for the period

(Millions of yen, %)	Nine months ended November 30, 2025 (from March to November)			(Reference) Third quarter of the fiscal year ending February 28, 2026 (from September to November)		
	Results	Year-on-year changes		Results	Year-on-year changes	
		Change in amount	Change in percentage		Change in amount	Change in percentage
Gross sales	940,365	26,224	2.9	317,791	14,119	4.6
Sales revenue	328,127	12,145	3.8	108,202	1,588	1.5
Gross profit	161,626	3,005	1.9	54,095	3,921	7.8
Selling, general and administrative expense	120,115	6,322	5.6	40,764	2,942	7.8
Business profit	41,511	(3,317)	(7.4)	13,330	978	7.9
Other operating income	3,186	(5,849)	(64.7)	247	119	92.9
Other operating expenses	4,005	1,284	47.2	2,860	2,158	307.3
Operating profit	40,692	(10,450)	(20.4)	10,717	(1,061)	(9.0)
Profit attributable to owners of parent	24,684	(12,357)	(33.4)	6,329	(1,617)	(20.4)

In the nine months ended November 30, 2025 (from March 1, 2025 to November 30, 2025), consolidated sales revenue was primarily driven by strong performance in domestic customer sales in the Department Store Business, as well as the SC (Shopping Center) Business. However, there was a significant decrease in duty-free sales in the Department Store Business, which grew significantly in the previous fiscal year. As a result, consolidated sales revenue was ¥328,127 million, up 3.8% year on year, business profit was ¥41,511 million, down 7.4% year on year. Additionally, due to the reactionary decrease following the gain on step acquisition recorded in the previous fiscal year from the acquisition of shares (subsidiarization) of Shinsaibashi Kyodo Center Building, K.K., operating profit was ¥40,692 million, down 20.4% year on year, and profit attributable to owners of parent was ¥24,684 million, down 33.4% year on year.

In addition, in the third quarter of the fiscal year ending February 28, 2026 (from September to November), consolidated sales revenue was ¥108,202 million, up 1.5% year on year, business profit was ¥13,330 million, up 7.9% year on year. Operating profit was ¥10,717 million, down 9.0% year on year mainly due to the recording of a loss on liquidation of business following the decision to cease operations of Shizuoka PARCO, and profit attributable to owners of parent was ¥6,329 million, down 20.4% year on year.

During the nine months ended November 30, 2025, the Japanese economy generally showed signs of a gradual recovery mainly due to steady personal consumption on the back of an improvement in employment and income conditions, among other factors, despite some signs of the impact of U.S. trade policies. Meanwhile, we recognize that we need to keep a close eye on the downward pressure on consumer sentiment due mainly to the outlook for domestic and overseas economies and rising prices amid further mounting uncertainties on the back of increasing geopolitical risks, etc.

Under these circumstances, in the Medium-term Business Plan (FY2024-FY2026) which began in the previous fiscal year, the Group is focusing on further deepening the retail businesses, particularly the Department Store Business and the SC Business, evolving Group synergies to realize dramatic growth, and strengthening the Group's management foundation to enhance the effectiveness of these strategies.

As part of efforts to further deepen the retail business, in the Department Store Business, we implemented a large-scale renovation of the Matsuzakaya Nagoya store to cultivate loyalty among existing customers and attract next-generation customers, and finished the renewal of the Main Building at the end of August. Additionally, the official store for Expo 2025 Osaka, Kansai, which was well received by many customers, continued its operations outside the venue at the Daimaru Umeda and Daimaru Tokyo stores even after the expo concluded. In the SC Business, we promoted a large-scale renovation of flagship stores such as Shibuya PARCO, Hiroshima PARCO, and Sendai PARCO. At Shibuya PARCO in particular, we completed a large-scale renovation based on a theme of "global niche" in September.

To evolve Group synergies, we have announced the opening of “HAERA,” a new luxury mall managed by us in “The Landmark Nagoya Sakae,” for the early summer of 2026 to further improve the competitive superiority in the Nagoya area which we position as a key area. In order to expand the Group’s customer base, following the launch of the GINZA SIX Card and PARCO Card in the previous fiscal year, we launched the Hakata Daimaru Card in March and are working to acquire new card members. With regard to ownership and development of in-house content, we established JFR & KOMEHYO PARTNERS Co., Ltd., a reuse business joint venture company with Komehyo Co., Ltd., and gradually opened “MEGRUS” branded product repurchasing specialist shops in Daimaru Matsuzakaya Department Stores and PARCO stores. Daimaru Matsuzakaya Department Stores Co. Ltd. collaborated with a partner company to develop next-generation sweets brands, and opened several of these brands within our department store locations. Additionally, PARCO Co., Ltd. established “PARCO GAMES” and began selling two titles and official goods in November.

As part of efforts to strengthen the Group’s management foundation, with the aim of improving medium- to long-term return on equity and optimizing equity capital, we conducted the purchase of treasury shares for ¥15 billion in total. In order to promote sustainability management aimed at tackling social issues and finding solutions for them through business, we issued “Sustainability Bonds.” Additionally, for the fifth consecutive year, we were awarded “Gold” in the “PRIDE Index,” an index that evaluates corporations’ efforts for LGBT.

Business results by segment are as follows.

Due to reorganization within the Group as of September 1, 2024, a part of the management business of J. Front One Partner Co., Ltd., which had been included in “Other,” was transferred to PARCO SPACE SYSTEMS Co., Ltd. that is included in the “Developer Business” and another company. As a result, results have been retroactively adjusted as if the transfer took place at the beginning of the fiscal year ended February 28, 2025 (as of March 1, 2024).

<Department Store Business>

(Millions of yen, %)	Nine months ended November 30, 2025 (from March to November)			(Reference) Third quarter of the fiscal year ending February 28, 2026 (from September to November)		
	Results	Year-on-year changes		Results	Year-on-year changes	
		Change in amount	Change in percentage		Change in amount	Change in percentage
Sales revenue	194,158	7,087	3.8	64,546	4,755	8.0
Business profit	23,896	(3,076)	(11.4)	7,895	995	14.4
Operating profit	22,856	(2,421)	(9.6)	6,206	296	5.0

With regard to the performance of the Department Store Business in the nine months ended November 30, 2025, sales revenue was ¥194,158 million, up 3.8% year on year, business profit was ¥23,896 million, down 11.4% year on year, and operating profit was ¥22,856 million, down 9.6% year on year.

As for the performance in the third quarter of the fiscal year ending February 28, 2026 (from September to November), sales revenue was ¥64,546 million, up 8.0% year on year, business profit was ¥7,895 million, up 14.4% year on year, and operating profit was ¥6,206 million, up 5.0% year on year.

In the nine months ended November 30, 2025, although sales to domestic customers were firm, duty-free sales declined primarily for luxury items. As a result, business profit decreased year on year. Meanwhile, in the third quarter of the fiscal year ending February 28, 2026 (from September to November), duty-free sales increased year on year due to the revenue boost from the Expo 2025 Osaka, Kansai official shop, along with favorable sales of luxury items driven by strengthened events targeting affluent customers, an increase in inbound tourists, and the yen’s depreciation trend in foreign exchange rates, among other factors. As a result, having absorbed the increase of selling, general, and administrative expenses, business profit increased.

In this environment, based on our key strategies, we aimed to establish competitive superiority in the affluent business by expanding our customer base through new customer acquisition and hosting invitation events for out-of-store sales customers at the Matsuzakaya Nagoya store. We also enhanced events and experiential content targeting affluent customers at each store.

In preparation for new growth in the retail business, regarding the development and ownership of in-house contents that integrate our organizational capabilities, such as discernment, procurement capabilities, and networks, we collaborated with a partner company to develop next-generation sweets brands and opened two brands in October at the Daimaru Sapporo and Daimaru Tokyo stores. We established a company managing and selling original sweets through a joint investment and opened a new sweets brand in the Daimaru Tokyo Store in October.

<SC Business>

(Millions of yen, %)	Nine months ended November 30, 2025 (from March to November)			(Reference) Third quarter of the fiscal year ending February 28, 2026 (from September to November)		
	Results	Year-on-year changes		Results	Year-on-year changes	
		Change in amount	Change in percentage		Change in amount	Change in percentage
Sales revenue	50,195	1,911	4.0	17,080	608	3.7
Business profit	12,786	867	7.3	4,460	378	9.3
Operating profit	13,033	1,844	16.5	3,495	(576)	(14.1)

With regard to the performance of the SC Business in the nine months ended November 30, 2025, sales revenue was ¥50,195 million, up 4.0% year on year, business profit was ¥12,786 million, up 7.3% year on year, and operating profit was ¥13,033 million, up 16.5% year on year.

As for the performance in the third quarter of the fiscal year ending February 28, 2026 (from September to November), sales revenue was ¥17,080 million, up 3.7% year on year, business profit was ¥4,460 million, up 9.3% year on year, and operating profit was ¥3,495 million, down 14.1% year on year.

In the nine months ended November 30, 2025, operating revenue increased due to the growth in store leasing revenue, driven by the continued strong performance of domestic and inbound transaction volume, and an increase in payment fee income, among other factors, resulting in an increase in business profit. In the third quarter of the fiscal year ending February 28, 2026 (from September to November), operating profit fell below the level of the previous fiscal year mainly due to the recording of a loss on liquidation of business following the decision to cease operations of Shizuoka PARCO at the end of January 2027 (scheduled).

In this environment, as a key strategy of the Medium-term Business Plan, we are promoting building frame restructuring that will structurally evolve store operations. Specifically, we completed a large-scale renovation of Shibuya PARCO in September; we strengthened content originating from Japan based on the theme of “global niche” with the opening of the world’s first official experiential shop for a popular manga series and the first flagship store in Japan for a popular game company, among other initiatives. Additionally, we opened an entertainment floor at Hiroshima PARCO and implemented a large-scale renovation of Sendai PARCO, the largest of its kind since the building was opened.

In regard to expansion of contents business, we made a full-scale entry into the game publishing business by utilizing our unique discernment ability and creativity cultivated through business expansion in culture domains. The new “PARCO GAMES” label launched in August began sales of “The Berlin Apartment,” its first publishing title, and “Constance,” its second title, in November.

<Developer Business>

(Millions of yen, %)	Nine months ended November 30, 2025 (from March to November)			(Reference) Third quarter of the fiscal year ending February 28, 2026 (from September to November)		
	Results	Year-on-year changes		Results	Year-on-year changes	
		Change in amount	Change in percentage		Change in amount	Change in percentage
Sales revenue	61,831	(3,183)	(4.9)	18,538	(7,418)	(28.6)
Business profit	5,775	(607)	(9.5)	1,327	(705)	(34.7)
Operating profit	5,679	(677)	(10.6)	1,219	(822)	(40.2)

With regard to the performance of the Developer Business in the nine months ended November 30, 2025, sales revenue was ¥61,831 million, down 4.9% year on year, business profit was ¥5,775 million, down 9.5% year on year, and operating profit was ¥5,679 million, down 10.6% year on year.

As for the performance in the third quarter of the fiscal year ending February 28, 2026 (from September to November), sales revenue was ¥18,538 million, down 28.6% year on year, business profit was ¥1,327 million, down 34.7% year on year, and operating profit was ¥1,219 million, down 40.2% year on year.

Sales revenue for the nine months ended November 30, 2025 decreased primarily due to a reactionary decline following large-scale construction orders in the previous fiscal year for J. Front Design & Construction Co., Ltd., and a reactionary decline following the gain on the sale of properties held in the previous fiscal year for J. Front City Development Co., Ltd. As a result, business profit and operating profit both decreased.

As a key area strategy for the Company, we announced we will open “HAERA,” a new commercial facility in “The Landmark Nagoya Sakae” currently under development in Nishiki 3-chome, Naka-ku, Nagoya City, in early summer of 2026. Each company of the Group has been working together with the local community to advance the development plan for the “Shinsaibashi project (tentative name) (Shinsaibashi, Osaka)” and the redevelopment plan for the “Tenjin 2-chome South Block Station-front East West Street Area Project (tentative name).” We will continue to enhance our presence and generate synergies in each area with the retail business at the core.

<Payment and Finance Business>

(Millions of yen, %)	Nine months ended November 30, 2025 (from March to November)			(Reference) Third quarter of the fiscal year ending February 28, 2026 (from September to November)		
	Results	Year-on-year changes		Results	Year-on-year changes	
		Change in amount	Change in percentage		Change in amount	Change in percentage
Sales revenue	10,045	255	2.6	3,424	123	3.7
Business profit	611	(1,105)	(64.4)	161	(492)	(75.2)
Operating profit	578	(979)	(62.9)	148	(509)	(77.4)

With regard to the performance of the Payment and Finance Business in the nine months ended November 30, 2025, sales revenue was ¥10,045 million, up 2.6% year on year, business profit was ¥611 million, down 64.4% year on year, and operating profit was ¥578 million, down 62.9% year on year.

As for the performance in the third quarter of the fiscal year ending February 28, 2026 (from September to November), sales revenue was ¥3,424 million, up 3.7% year on year, business profit was ¥161 million, down 75.2% year on year, and operating profit was ¥148 million, down 77.4% year on year.

Sales revenue for the nine months ended November 30, 2025 increased partly due to an expansion in card transaction volume, transaction volume in the affiliate business, etc., despite an increase in point cost. On the other hand, Business profit and operating profit decreased due to an increase in costs for acquiring members associated with the issuance of new cards and advertising expenses, as well as increased personnel expenses for the consolidation of Group cards.

Under such circumstances, following the new issuance of the PARCO Card in February and the Hakata Daimaru Card in March this year, we completed the consolidation of Group cards. To expand the card membership base, we launched a new service in September for Daimaru Matsuzakaya Cards that allows for immediate issuance and usage, and are promoting acquisition measures in collaboration with each company. Furthermore, we are implementing credit limit expansion and optimization to expand card transaction volume. In the Affiliated Store Business, we are working on acquiring affiliates mainly in key areas, and transaction volume has increased due to the expansion of acquiring operations at the Group commercial facilities. Also, regarding our initiative to combat the unauthorized use of credit cards, a challenge for the industry, the effect of various measures has led to a reduction in unauthorized use, and we will continue to implement measures.

**(2) Overview of financial position for the period
(Position of assets, liabilities, and equity)**

(Millions of yen, %)	As of February 28, 2025	As of November 30, 2025	Change in amount
Current assets	241,045	238,907	(2,138)
Non-current assets	923,101	910,061	(13,040)
Total assets	1,164,147	1,148,968	(15,179)
Current liabilities	341,341	338,744	(2,597)
Non-current liabilities	399,570	392,797	(6,773)
Total liabilities	740,911	731,541	(9,370)
Equity attributable to owners of parent	409,646	404,915	(4,731)
Ratio of equity attributable to owners of parent to total assets	35.2	35.2	0.0
Total equity	423,235	417,426	(5,809)

Total assets as of November 30, 2025 was ¥1,148,968 million, a decrease of ¥15,179 million compared with February 28, 2025. Total liabilities was ¥731,541 million, a decrease of ¥9,370 million compared with February 28, 2025. Total equity was ¥417,426 million, a decrease of ¥5,809 million compared with February 28, 2025.

(3) Overview of cash flow position for the period

(Millions of yen)	Nine months ended November 30, 2024	Nine months ended November 30, 2025	Change in amount
Net cash flows from (used in) operating activities	71,012	51,042	(19,970)
Net cash flows from (used in) investing activities	(17,287)	(11,018)	6,269
Free cash flows	53,724	40,023	(13,701)
Net cash flows from (used in) financing activities	(63,796)	(62,358)	1,438
Net increase (decrease) in cash and cash equivalents	(10,071)	(22,334)	(12,263)

(Millions of yen)	As of February 28, 2025	As of November 30, 2025	Change in amount
Cash and cash equivalents at end of period	54,975	32,610	(22,365)

The balance of cash and cash equivalents (hereinafter “cash”) as of November 30, 2025 amounted to ¥32,610 million, down ¥22,365 million compared with February 28, 2025 (¥54,975 million).

Cash flow positions in the nine months ended November 30, 2025 and the factors for these were as follows.

a. Net cash flows from (used in) operating activities

Net cash provided by operating activities was ¥51,042 million. In comparison with the nine months ended November 30, 2024, cash provided decreased by ¥19,970 million, mainly due to an increase in income taxes paid.

b. Cash flows from (used in) investing activities

Net cash used in investing activities was ¥11,018 million. In comparison with the nine months ended November 30, 2024, cash used decreased by ¥6,269 million, mainly due to a rebound effect from the purchase of shares of subsidiaries resulting in change in scope of consolidation in the previous year.

c. Cash flows from (used in) financing activities

Net cash used in financing activities was ¥62,358 million. In comparison with the nine months ended November 30, 2024, cash used decreased by ¥1,438 million mainly due to proceeds from issuance of bonds, despite an increase in purchase of treasury shares.

(4) Explanation of consolidated earnings forecasts and other forward-looking statements

The consolidated earnings forecasts are unchanged from the forecasts for the fiscal year ending February 28, 2026 announced on October 14, 2025.

2. Condensed quarterly consolidated financial statements and significant notes thereto

(1) Condensed quarterly consolidated statement of financial position

	As of February 28, 2025	As of November 30, 2025
	Millions of yen	Millions of yen
Assets		
Current assets		
Cash and cash equivalents	54,975	32,610
Trade and other receivables	156,663	175,051
Other financial assets	8,690	10,197
Inventories	12,662	13,614
Other current assets	6,421	7,433
Subtotal	239,414	238,907
Assets held for sale	1,631	–
Total current assets	241,045	238,907
Non-current assets		
Property, plant and equipment	469,417	466,164
Right-of-use assets	136,389	124,379
Goodwill	6,799	6,799
Investment property	177,176	179,690
Intangible assets	8,350	9,187
Investments accounted for using equity method	27,840	27,928
Other financial assets	81,535	79,715
Deferred tax assets	3,190	3,245
Other non-current assets	12,402	12,950
Total non-current assets	923,101	910,061
Total assets	1,164,147	1,148,968

	As of February 28, 2025	As of November 30, 2025
	Millions of yen	Millions of yen
Liabilities and equity		
Liabilities		
Current liabilities		
Bonds and borrowings	53,330	40,230
Trade and other payables	162,810	174,855
Lease liabilities	25,294	24,978
Other financial liabilities	28,262	27,659
Income tax payables	11,576	5,677
Provisions	785	611
Other current liabilities	59,280	64,732
Total current liabilities	341,341	338,744
Non-current liabilities		
Bonds and borrowings	136,728	138,505
Lease liabilities	148,225	137,597
Other financial liabilities	33,368	33,857
Retirement benefit liabilities	15,369	15,550
Provisions	5,905	6,119
Deferred tax liabilities	59,519	60,698
Other non-current liabilities	453	467
Total non-current liabilities	399,570	392,797
Total liabilities	740,911	731,541
Equity		
Capital	31,974	31,974
Share premium	188,081	187,399
Treasury shares	(23,940)	(38,617)
Other components of equity	14,219	14,570
Retained earnings	199,311	209,589
Total equity attributable to owners of parent	409,646	404,915
Non-controlling interests	13,588	12,511
Total equity	423,235	417,426
Total liabilities and equity	1,164,147	1,148,968

(2) Condensed quarterly consolidated statement of profit or loss

	Nine months ended November 30, 2024	Nine months ended November 30, 2025
	Millions of yen	Millions of yen
Sales revenue	315,982	328,127
Cost of sales	(157,361)	(166,501)
Gross profit	158,621	161,626
Selling, general and administrative expense	(113,793)	(120,115)
Other operating income	9,035	3,186
Other operating expenses	(2,721)	(4,005)
Operating profit	51,142	40,692
Finance income	606	589
Finance costs	(3,210)	(4,635)
Share of profit (loss) of investments accounted for using equity method	839	793
Profit before tax	49,377	37,440
Income tax expense	(12,172)	(12,847)
Profit	37,205	24,593
Profit attributable to:		
Owners of parent	37,041	24,684
Non-controlling interests	164	(91)
Profit	37,205	24,593
Earnings per share		
Basic earnings per share (Yen)	143.04	98.33
Diluted earnings per share (Yen)	142.82	98.22

(3) Condensed quarterly consolidated statement of comprehensive income

	Nine months ended November 30, 2024	Nine months ended November 30, 2025
	Millions of yen	Millions of yen
Profit	37,205	24,593
Other comprehensive income		
Items that will not be reclassified to profit or loss		
Financial assets measured at fair value through other comprehensive income	588	361
Share of other comprehensive income of entities accounted for using equity method	0	0
Total items that will not be reclassified to profit or loss	588	361
Items that may be reclassified to profit or loss		
Cash flow hedges	(38)	52
Exchange differences on translation of foreign operations	88	(74)
Share of other comprehensive income of entities accounted for using equity method	(2)	—
Total items that may be reclassified to profit or loss	47	(22)
Other comprehensive income, net of tax	636	339
Comprehensive income	37,842	24,932
Comprehensive income attributable to:		
Owners of parent	37,677	25,022
Non-controlling interests	164	(89)
Comprehensive income	37,842	24,932

(4) Condensed quarterly consolidated statement of changes in equity

Nine months ended November 30, 2024

	Equity attributable to owners of parent					
	Capital	Share premium	Treasury shares	Other components of equity		
				Exchange differences on translation of foreign operations	Cash flow hedges	Financial assets measured at fair value through other comprehensive income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Balance at March 1, 2024	31,974	189,172	(14,231)	314	17	7,050
Profit	—	—	—	—	—	—
Other comprehensive income	—	—	—	86	(38)	588
Total comprehensive income	—	—	—	86	(38)	588
Purchase of treasury shares	—	(117)	(11,455)	—	—	—
Dividends	—	—	—	—	—	—
Share-based payment transactions	—	(1,108)	1,708	—	—	—
Change due to capital increase of consolidated subsidiaries	—	—	—	—	—	—
Obtaining of control of subsidiaries	—	—	—	—	—	—
Transfer from other components of equity to retained earnings	—	—	—	—	—	(73)
Total transactions with owners	—	(1,225)	(9,746)	—	—	(73)
Balance at November 30, 2024	31,974	187,946	(23,978)	401	(20)	7,566

	Equity attributable to owners of parent					
	Other components of equity		Retained earnings	Total	Non-controlling interests	Total
	Remeasurements of defined benefit plans	Total				
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Balance at March 1, 2024	—	7,383	167,600	381,898	12,333	394,232
Profit	—	—	37,041	37,041	164	37,205
Other comprehensive income	—	636	—	636	0	636
Total comprehensive income	—	636	37,041	37,677	164	37,842
Purchase of treasury shares	—	—	—	(11,572)	—	(11,572)
Dividends	—	—	(10,879)	(10,879)	(64)	(10,943)
Share-based payment transactions	—	—	—	600	—	600
Change due to capital increase of consolidated subsidiaries	—	—	—	—	3	3
Obtaining of control of subsidiaries	—	—	—	—	1,210	1,210
Transfer from other components of equity to retained earnings	—	(73)	73	—	—	—
Total transactions with owners	—	(73)	(10,806)	(21,851)	1,149	(20,701)
Balance at November 30, 2024	—	7,946	193,835	397,724	13,648	411,372

Nine months ended November 30, 2025

	Equity attributable to owners of parent					
	Capital	Share premium	Treasury shares	Other components of equity		
				Exchange differences on translation of foreign operations	Cash flow hedges	Financial assets measured at fair value through other comprehensive income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Balance at March 1, 2025	31,974	188,081	(23,940)	525	(29)	13,722
Profit	—	—	—	—	—	—
Other comprehensive income	—	—	—	(74)	52	360
Total comprehensive income	—	—	—	(74)	52	360
Purchase of treasury shares	—	(63)	(15,006)	—	—	—
Dividends	—	—	—	—	—	—
Share-based payment transactions	—	137	329	—	—	—
Change due to capital increase of consolidated subsidiaries	—	—	—	—	—	—
Obtaining of control of subsidiaries	—	—	—	—	—	—
Changes in ownership interests in subsidiaries	—	(756)	—	—	—	—
Transfer from other components of equity to retained earnings	—	—	—	—	—	13
Total transactions with owners	—	(682)	(14,677)	—	—	13
Balance at November 30, 2025	31,974	187,399	(38,617)	451	23	14,095

	Equity attributable to owners of parent					
	Other components of equity				Non-controlling interests	Total
	Remeasurements of defined benefit plans	Total	Retained earnings	Total		
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Balance at March 1, 2025	—	14,219	199,311	409,646	13,588	423,235
Profit	—	—	24,684	24,684	(91)	24,593
Other comprehensive income	—	337	—	337	1	339
Total comprehensive income	—	337	24,684	25,022	(89)	24,932
Purchase of treasury shares	—	—	—	(15,070)	—	(15,070)
Dividends	—	—	(14,393)	(14,393)	(94)	(14,487)
Share-based payment transactions	—	—	—	466	—	466
Change due to capital increase of consolidated subsidiaries	—	—	—	—	1	1
Obtaining of control of subsidiaries	—	—	—	—	324	324
Changes in ownership interests in subsidiaries	—	—	—	(756)	(1,218)	(1,974)
Transfer from other components of equity to retained earnings	—	13	(13)	—	—	—
Total transactions with owners	—	13	(14,406)	(29,753)	(987)	(30,741)
Balance at November 30, 2025	—	14,570	209,589	404,915	12,511	417,426

(5) Condensed quarterly consolidated statement of cash flows

	Nine months ended November 30, 2024	Nine months ended November 30, 2025
	Millions of yen	Millions of yen
Cash flows from (used in) operating activities		
Profit before tax	49,377	37,440
Depreciation and amortization expense	34,226	34,653
Impairment losses	94	1,630
Finance income	(606)	(589)
Finance costs	3,210	4,635
Share of loss (profit) of investments accounted for using equity method	(839)	(793)
Loss (gain) on sales of non-current assets	(0)	(1,827)
Loss on disposals of non-current assets	1,559	1,697
Gain on step acquisition	(8,525)	—
Decrease (increase) in inventories	831	(952)
Decrease (increase) in trade and other receivables	(34,431)	(18,833)
Increase (decrease) in trade and other payables	30,588	13,761
Increase (decrease) in retirement benefit liabilities	325	181
Decrease (increase) in retirement benefit assets	(34)	(84)
Other, net	5,020	1,696
Subtotal	80,797	72,617
Interest received	114	116
Dividends received	117	135
Interest paid	(3,322)	(4,627)
Income taxes paid	(10,390)	(17,734)
Income taxes refund	3,695	536
Net cash flows from (used in) operating activities	71,012	51,042
Cash flows from (used in) investing activities		
Purchase of property, plant and equipment	(9,232)	(10,278)
Proceeds from sales of property, plant and equipment, and intangible assets	10	3,412
Purchase of investment property	(1,142)	(2,105)
Proceeds from sales of investment property	—	679
Purchase of intangible assets	(2,033)	(3,219)
Purchase of investment securities	(1,055)	(563)
Proceeds from sales of investment securities	1,486	510
Proceeds from refund of guarantee deposits	2,289	2,290
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(6,220)	—
Other, net	(1,388)	(1,745)
Net cash flows from (used in) investing activities	(17,287)	(11,018)
Cash flows from (used in) financing activities		
Net increase (decrease) in current borrowings	—	(15,000)
Repayments of non-current borrowings	(715)	(26,215)
Proceeds from issuance of bonds	—	29,849
Redemption of bonds	(20,000)	—
Repayments of lease liabilities	(20,579)	(19,807)
Purchase of treasury shares	(11,572)	(15,070)
Dividends paid	(10,868)	(14,370)
Dividends paid to non-controlling interests	(64)	(94)
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	—	(1,970)
Other, net	3	320
Net cash flows from (used in) financing activities	(63,796)	(62,358)
Net increase (decrease) in cash and cash equivalents	(10,071)	(22,334)
Cash and cash equivalents at beginning of period	71,342	54,975
Effect of exchange rate changes on cash and cash equivalents	35	(30)
Cash and cash equivalents at end of period	61,307	32,610

(6) Notes to condensed quarterly consolidated financial statements

(Notes on premise of going concern)

No items to report.

(Segment information)

(1) Overview of reportable segments

The reportable segments of the Group are constituent units of the Group for which separate financial information is obtainable. These segments are periodically examined by the Board of Directors for the purpose of deciding the allocation of management resources and evaluating business results.

The Group is comprised, under a holding company structure, of the reportable segments “Department Store Business,” “SC Business,” “Developer Business” and “Payment and Finance Business,” with the Department Store Business at its core.

The Department Store Business carries out the sale of clothing, general goods, household goods, food products and others. The SC Business undertakes development, management, supervision and operation, etc. of shopping centers. The Developer Business carries out development, sales, supervision, operation, interior decorating work, etc. of real estate. The Payment and Finance Business undertakes issuance and administration, etc. of credit cards.

Due to reorganization within the Group as of September 1, 2024, a part of the management business of J. Front One Partner Co., Ltd., which had been included in “Other,” was transferred to PARCO SPACE SYSTEMS Co., Ltd. that is included in the “Developer Business” and another company. As a result, results have been retroactively adjusted as if the transfer took place at the beginning of the fiscal year ended February 28, 2025 (as of March 1, 2024).

(2) Segment revenue and business results

Revenue and business results by reportable segments of the Group are as follows. Inter-segment transactions are generally based on prevailing market prices.

Nine months ended November 30, 2024

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen				
External revenue	186,787	47,359	49,704	4,252	288,104	27,871	315,975	7	315,982
Inter-segment revenue	283	925	15,310	5,537	22,056	7,487	29,543	(29,543)	–
Total	187,071	48,284	65,014	9,790	310,160	35,358	345,519	(29,536)	315,982
Segment profit	25,277	11,189	6,356	1,557	44,380	417	44,798	6,343	51,142
Finance income									606
Finance costs									(3,210)
Share of profit (loss) of investments accounted for using equity method									839
Profit before tax									49,377

- Notes:
1. The “Other” category is a business segment not included in reportable segments. It includes wholesaling, parking, leasing, etc.
 2. The adjustments for segment profit include inter-segment eliminations and corporate income and expenses not attributable to any business segment. Corporate income and expenses are mainly income and expenses of the company submitting condensed quarterly consolidated financial statements that are not attributable to any business segment.
 3. Segment profit is adjusted to operating profit in the condensed quarterly consolidated financial statements.

Nine months ended November 30, 2025

	Reportable segments					Other	Total	Adjustments	Consolidated
	Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total				
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Millions of yen
External revenue	193,853	49,276	45,953	3,508	292,591	35,530	328,122	5	328,127
Inter-segment revenue	304	919	15,878	6,536	23,638	8,353	31,991	(31,991)	–
Total	194,158	50,195	61,831	10,045	316,230	43,883	360,113	(31,985)	328,127
Segment profit	22,856	13,033	5,679	578	42,147	449	42,597	(1,904)	40,692
Finance income									589
Finance costs									(4,635)
Share of profit (loss) of investments accounted for using equity method									793
Profit before tax									37,440

- Notes:
1. The “Other” category is a business segment not included in reportable segments. It includes wholesaling, parking, leasing, etc.
 2. The adjustments for segment profit include inter-segment eliminations and corporate income and expenses not attributable to any business segment. Corporate income and expenses are mainly income and expenses of the company submitting condensed quarterly consolidated financial statements that are not attributable to any business segment.
 3. Segment profit is adjusted to operating profit in the condensed quarterly consolidated financial statements.