June 30, 2026

Supplementary Information to Financial Results for the First Three Months of the Fiscal Year Ending February 28, 2027

From March 1, 2026
to May 31, 2026

J. Front Retailing Co., Ltd.

Contents

I. J. Front Retailing Consolidated Statements【IFRS】

1. Consolidated business performance

(Millions of yen, %)

Item	Three months ended May 31, 2026	YoY Amount	YoY %	Three months ended May 31, 2025
1. Gross sales	317,574	10,171	3.3	307,403
2. Revenue	106,435	(4,367)	(3.9)	110,802
3. Gross profit	53,506	824	1.6	52,682
4. Gross margin ratio	50.27%	difference 2.72%		47.55%
5. Selling, general and administrative expenses (SGA)	39,392	584	1.5	38,808
6. Business profit	14,114	240	1.7	13,874
7. Operating profit	14,122	(1,868)	(11.7)	15,990
8. Profit before tax	13,242	(1,855)	(12.3)	15,097
9. Profit attributable to owners of parent	9,697	(786)	(7.5)	10,483
10. Total assets	1,150,763	9,196		1,141,567
11. Equity attributable to owners of parent	410,941	(4,645)		415,586
12. Ratio of equity attributable to owners of parent to total assets	35.7%	difference (0.7)%		36.4%
13. Total interest-bearing liabilities	353,437	16,762		336,675
[Of which: lease liabilities]	[154,172]	[(5,967)]		[160,139]

Notes: 1. Gross sales are calculated by converting sales from purchases recorded at the time of sale (*shoka shiire*) of the "Department Store Business", which are recognized as revenue under IFRS, into a gross amount and converting the net amount of sales of the "SC Business" into tenant transaction volume (gross amount basis).
2. Business profit is calculated by subtracting cost of sales and SGA from revenue.
3. Results for the previous year in Items 10 to 13 are those at the end of the previous consolidated fiscal year (February 28, 2026).

2. Segment information

Three months ended May 31, 2026

(Millions of yen, %)

	Reportable segments: Department Store Business	SC Business	Developer Business	Payment and Finance Business	Total	Other	Total	Adjustments	Consolidated
Gross sales	200,103	92,064	19,120	3,650	314,938	15,494	330,432	(12,857)	317,574
YoY %	3.9	8.5	(22.1)	16.2	3.3	7.5	3.4	—	3.3
(1) Revenue to external customers	63,269	17,019	13,027	977	94,293	12,139	106,433	1	106,435
(2) Intersegment revenue	113	325	6,092	2,672	9,204	2,727	11,932	(11,932)	—
Total revenue	63,383	17,345	19,120	3,650	103,498	14,866	118,365	(11,930)	106,435
YoY %	(0.3)	4.3	(22.1)	16.2	(4.1)	5.3	(3.0)	—	(3.9)
Business profit	8,291	4,165	1,860	437	14,755	68	14,824	(709)	14,114
YoY %	0.2	(0.3)	(18.6)	377.4	(0.5)	—	0.7	—	1.7
Segment profit	8,506	4,043	1,764	425	14,740	24	14,764	(642)	14,122
YoY %	(6.0)	(26.4)	(22.9)	376.4	(12.9)	—	(11.7)	—	(11.7)

3. Performance by consolidated companies

(Millions of yen, %)

Company name	Three months ended May 31, 2026				Capital	Ownership percentage	Business
	Revenue	Business profit	Operating profit	Profit			
1. J. Front Retailing Co., Ltd.	11,457	9,298	9,319	9,899	31,974		
2. Daimaru Matsuzakaya Department Stores Co. Ltd.	58,930	8,115	10,463	7,161	10,000	100.0	Department store
3. The Hakata Daimaru, Inc.	3,630	42	(5)	(24)	3,037	69.9	Department store
4. Kochi Daimaru Co., Ltd.	823	29	32	14	300	100.0	Department store
5. Shinsaibashi Kyodo Center Building, K.K.	144	88	81	53	50	100.0	Real estate management for department store business
6. ANNIVEL Co.,Ltd.	20	(7)	(7)	(7)	75	80.0	Retail of department store original sweets
7. PARCO Co., Ltd.	17,106	4,159	4,059	2,432	34,367	100.0	Shopping center
8. PARCO Digital Marketing Co., Ltd.	323	7	(15)	(10)	10	100.0	Internet-related business
9. PARCO (Singapore) Pte Ltd	25	(2)	(2)	(2)	SGD 4M	100.0	Shopping center
10. J. Front City Development Co.,Ltd.	2,737	737	764	473	110	100.0	Real estate
11. J. Front Prime Space Co., Ltd.	16,577	1,122	1,000	664	110	100.0	Interior construction Facility management
12. JFR Card Co., Ltd.	3,650	437	425	178	100	100.0	Payment and finance
13. Daimaru Kogyo, Ltd.	11,515	128	99	73	1,800	100.0	Wholesale
14. Daimaru Kogyo International Trading (Shanghai) Co., Ltd.	2,226	20	(2)	(5)	USD 2M	100.0	Wholesale
15. Daimaru Kogyo (Thailand) Co., Ltd.	327	4	4	5	THB 210M	99.9	Wholesale
16. Consumer Product End-Use Research Institute Co., Ltd.	292	17	17	11	100	100.0	Merchandise test Quality control
17. Angel Park Co., Ltd.	263	101	118	95	400	50.2	Parking
18. J. Front One Partner Co.,Ltd.	502	(30)	(30)	(23)	100	100.0	Commissioned back-office service Leasing
19. JFR Information Center Co., Ltd.	1,896	129	129	88	10	100.0	Information service
20. Daimaru Matsuzakaya Tomonokai Co., Ltd.	41	(104)	(113)	41	100	100.0	Specified prepaid transaction service
21. XENOZ Co., Ltd.	76	(39)	(38)	(38)	100	100.0	e-sports
22. JFR & KOMEHYO PARTNERS Co.,Ltd.	62	(141)	(140)	(143)	100	51.0	Purchase of branded goods and related items

4. Components of SGA

(Millions of yen,%)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
Personnel expenses	13,585	122	0.9	13,463
Advertising expenses	3,263	465	16.6	2,798
Packing and transportation costs	263	(53)	(16.7)	316
Depreciation	6,165	34	0.6	6,131
Operational costs	3,057	110	3.7	2,947
Other	13,057	(93)	(0.7)	13,150
Total	39,392	584	1.5	38,808

Note: Depreciation is included in cost of sales as well as selling, general and administrative expenses.
[Cost of sales] Q1 results for current fiscal year: 4,998 million yen / Q1 results for previous fiscal year: 5,164 million yen

5. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2026	Three months ended May 31, 2025	Remarks
Other operating income	887	2,728	
Gain on sale of fixed assets	435	1,817	Daimaru Matsuzakaya Department Stores
Other	452	910	
Other operating expenses	880	613	
Loss on disposal of fixed assets	596	399	Mainly Daimaru Matsuzakaya Department Stores
Other	283	213	

6. Components of finance income and finance costs, and share of profit (loss) of investments accounted for using equity method

(Millions of yen)

Component	Three months ended May 31, 2026	YoY	Three months ended May 31, 2025
Finance income	291	96	195
Interest and dividend income	291	96	195
Finance costs	1,645	166	1,479
Interest expenses on borrowings and bonds	1,555	147	1,408
Other	90	19	71
Share of profit (loss) of investments accounted for using equity method	474	83	391

II. Daimaru Matsuzakaya Department Stores Non-consolidated Statements【IFRS】

1. Business performance

(Millions of yen, %)

Item	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
1. Gross sales	185,098	6,426	3.6	178,672
[Of which: real estate lease revenue]	[7,280]	[(2)]	[(0.0)]	[7,282]
2. Revenue	58,930	(403)	(0.7)	59,333
3. Gross profit	37,684	262	0.7	37,422
4. Gross margin ratio	63.95%	Difference 0.88%		63.07%
5. SGA	29,569	371	1.3	29,198
6. Business profit	8,115	(109)	(1.3)	8,224
7. Operating profit	10,463	617	6.3	9,846
8. Profit before tax	9,970	505	5.3	9,465
9. Profit	7,161	788	12.4	6,373
10. Total assets	503,254	(2,680)		505,934
11. Equity	188,702	2,245		186,457
12. Equity ratio	37.5%	Difference 0.6%		36.9%
13. Total interest-bearing liabilities	140,774	613		140,161
[Of which: lease liabilities]	[109,384]	[(3,743)]		[113,127]

Notes:
1. Gross sales are calculated by converting sales from purchases recorded at the time of sale (*shoka shiire)* of the "Department Store Business," which are recognized as revenue under IFRS, into gross amount.
2. Business profit is calculated by subtracting cost of sales and SGA from revenue.
3. Results for the previous year in Items 10 to 13 are those at the end of the previous business year (February 28, 2026).

2. Summary of gross sales

(1) Sales by store

(Millions of yen, %)

Store		Three months ended May 31, 2026	Share	YoY Amount	YoY %	Three months ended May 31, 2025	Share
Daimaru	Osaka Shinsaibashi	29,166	15.8	3,221	12.4	25,945	14.5
	Osaka Umeda	9,997	5.4	(5,307)	(34.7)	15,304	8.6
	Tokyo	21,717	11.7	1,890	9.5	19,827	11.1
	Kyoto	18,181	9.8	1,083	6.3	17,098	9.6
	Kobe	25,777	13.9	2,037	8.6	23,740	13.3
	Suma	1,445	0.8	23	1.6	1,422	0.8
	Ashiya	950	0.5	(71)	(6.9)	1,021	0.6
	Sapporo	21,289	11.5	2,039	10.6	19,250	10.8
	Shimonoseki	1,558	0.8	(16)	(1.1)	1,574	0.9
Matsuzakaya	Nagoya	33,719	18.2	2,910	9.4	30,809	17.2
	Ueno	6,390	3.5	142	2.3	6,248	3.5
	Shizuoka	4,645	2.5	296	6.8	4,349	2.4
	Takatsuki	1,348	0.7	21	1.6	1,327	0.7
Total stores		176,188	95.2	8,267	4.9	167,921	94.0
Corporations, head office, etc.		8,910	4.8	(1,841)	(17.1)	10,751	6.0
Total		185,098	100.0	6,426	3.6	178,672	100.0
[Of which: net sales of goods]		177,817	96.1	6,427	3.8	171,390	95.9
[Of which: real estate lease revenue]		7,280	3.9	(2)	(0.0)	7,282	4.1

(2) YoY percentage changes in monthly sales

Month	March	April	May	Total 1Q
Total	5.4	5.5	(0.0)	3.6

(3) Number of the company app users and purchase amount

(Thousand people, millions of yen, %)

Category	Number of effective users	Number of active users	Annual purchase amount	YoY %
Daimaru Matsuzakaya Mobile App	3,249	1,392	358,119	15.6

Notes: 1. "Number of active users" means the number of the effective users as of May 31, 2026 who have made purchases during the one-year period prior to that date.

2. Purchase amount is the total value of purchases made by effective app users who have paid with a company-issued credit card, point cards for cash purchases, or by scanning the barcode on the screen of the app.

(4) Sales and gross margin ratio by merchandise category

(Millions of yen, %)

Merchandise category	Sales	YoY %	Share	Share PY	Gross margin ratio	YoY RD
Clothing	84,400	6.9	47.5	46.1	19.86	(0.63)
Accessories	8,369	(17.6)	4.7	5.9	26.43	(2.55)
General goods	39,458	9.7	22.2	21.0	22.92	(0.36)
Household goods	4,835	2.4	2.7	2.8	22.85	(0.28)
Foods	29,754	0.1	16.7	17.3	14.01	(0.73)
Other	11,000	(7.4)	6.2	6.9	14.91	(0.34)
Total	177,817	3.8	100.0	100.0	19.65	(0.64)

(5) Duty-free sales

(Millions of yen, %)

Store		Amount	YoY %	Sales share
Daimaru	Osaka Shinsaibashi	12,014	13.3	41.2
	Osaka Umeda	974	(56.7)	9.8
	Tokyo	2,067	25.8	9.5
	Kyoto	3,933	22.9	21.6
	Kobe	2,310	32.5	9.0
	Sapporo	3,108	39.1	14.6
	Shimonoseki	15	66.9	1.0
Matsuzakaya	Nagoya	1,690	32.4	5.0
	Ueno	286	(8.1)	4.5
	Shizuoka	25	(20.6)	0.6
Total		26,427	13.4	14.3

Note: Sales share is the duty-free sales percentage of total sales of each store.

3. Components of SGA

(Millions of yen, %)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	YoY %	
Personnel expenses	7,875	175	2.3	7,700
Advertising expenses	2,703	260	10.6	2,443
Packing and transportation costs	231	(54)	(19.0)	285
Depreciation	4,977	(65)	(1.3)	5,042
Operational costs	2,832	100	3.7	2,732
Other	10,948	(45)	(0.4)	10,993
Total	29,569	371	1.3	29,198

Note: Depreciation is included in cost of sales as well as selling, general and administrative expenses.
[Cost of sales] Q1 results for current fiscal year: 1,589million yen / Q1 results for previous fiscal year: 1,404million yen

4. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2026	Three months ended May 31, 2025	Remarks
Other operating income	2,695	2,051	
Gain on sale of fixed assets	1,758	1,094	Mainly GINZA CORE Building
Other	936	956	
Other operating expenses	347	428	
Loss on disposal of fixed assets	336	412	
Other	10	16	

5. Components of finance income and finance costs

(Millions of yen)

Component	Three months ended May 31, 2026	YoY	Three months ended May 31, 2025
Finance income	362	(16)	378
Interest and dividend income	362	(16)	378
Finance costs	855	96	759
Interest expenses	855	96	759

III. PARCO Non-consolidated Statements【IFRS】

1. Business performance

(Millions of yen, %)

Item	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
1. Gross sales	91,841	7,189	8.5	84,652
2. Revenue [Of which: real estate lease revenue]	17,106 [9,118]	660 [609]	4.0 [7.2]	16,446 [8,509]
3. Operating costs	10,113	302	3.1	9,811
4. Operating gross profit	6,992	357	5.4	6,635
5. Gross margin ratio	40.88%	Difference 0.53%		40.35%
6. SGA	2,833	407	16.7	2,426
7. Business profit	4,159	(50)	(1.2)	4,209
8. Operating profit	4,059	(460)	(10.2)	4,519
9. Profit before tax	3,669	(631)	(14.7)	4,300
10. Profit	2,432	(569)	(19.0)	3,001
11. Total assets	285,418	1,824		283,594
12. Equity	80,228	1,143		79,085
13. Equity ratio	28.1%	Difference 0.2%		27.9%
14. Total interest-bearing liabilities [Of which: lease liabilities]	144,455 [56,026]	(760) [(1,276)]		145,215 [57,302]

Notes 1. Gross sales are the total value of the tenant transaction volume of PARCO stores and sales from the entertainment business.
2. Business profit is calculated by subtracting operating costs and SGA from operating revenue.
3. Results for the previous year in Items 11 to 14 are those at the end of the previous business year (February 28, 2026).

2. Summary of gross sales (PARCO stores)

Gross sales are the total value of the tenant transaction volume of PARCO stores.

(1) Tenant transaction volume by store

(Millions of yen, %)

Store \ Period	Three months ended May 31, 2026		Store \ Period	Three months ended May 31, 2026	
	Amount	YoY %		Amount	YoY %
Sapporo PARCO	4,392	8.3	Chofu PARCO	5,142	5.2
Sendai PARCO	5,790	3.4	Shizuoka PARCO	2,009	4.1
Urawa PARCO	8,805	8.4	Nagoya PARCO	10,945	13.8
Ikebukuro PARCO	6,967	1.7	Shinsaibashi PARCO	8,938	(8.8)
PARCO_ya Ueno	3,041	16.0	Hiroshima PARCO	3,569	4.6
Kichijoji PARCO	2,407	8.5	Fukuoka PARCO	7,420	5.5
Shibuya PARCO	14,934	34.3	Hibarigaoka PARCO	1,920	8.0
Kinshicho PARCO	3,232	6.9	Total all stores	89,517	9.1

(2) YoY percentage changes in monthly tenant transaction volume

Month	March	April	May	Total 1Q
Total all stores	7.5	7.2	12.6	9.1

(3) Tenant transaction volume by merchandise category

(Millions of yen, %)

Merchandise category	Amount	YoY %	Share
Womenswear	5,871	(2.0)	6.6
Menswear	1,043	(15.7)	1.2
General clothing	15,260	14.2	17.0
Other clothing	2,065	17.8	2.3
Total clothing	24,239	8.4	27.1
Shoes	3,911	22.9	4.4
Bags	1,903	0.7	2.1
Jewelry	1,825	1.1	2.0
Cosmetics	3,060	7.1	3.4
Other accessories	4,491	10.3	5.0
Total accessories	15,193	10.0	17.0
General goods	25,165	13.3	28.1
Foods	5,340	1.4	6.0
Restaurants	8,860	1.3	9.9
Other	10,718	10.6	11.9
Total	89,517	9.1	100.0

(4) Change in number of paying customers and average spend per customer (comparable stores)

Category	YoY %
Number of paying customers	4.3
Average spend per customer	4.6

(5) Cashless payment (comparable stores)

(Millions of yen, %)

Category	Transaction volume	YoY %	Share
Cashless transaction volume	53,959	11.9	60.3
Transaction volume on which PARCO points are given	4,713	3.9	5.3

Note: Cashless transaction volume includes credit card, electronic money and QR code payments (including POKEPARU PAYMENT).

(6) Renovation

Number of renovated sections	132
Renovated area (m²)	14,190
YoY change in zone transaction volume (%)	163.1

(7) Share of inbound tenant transaction volume of main stores

(Millions of yen, %)

	Transaction volume	YoY change in transaction volume	Share of transaction volume	YoY change in share of transaction volume
Sapporo PARCO	968	28.9	22.0	3.5
Ikebukuro PARCO	893	11.1	12.8	1.1
Shibuya PARCO	6,581	34.9	44.1	0.2
Shinsaibashi PARCO	3,205	(15.6)	35.9	(2.9)
Fukuoka PARCO	1,376	15.8	18.5	1.6
Other	2,627	46.5	5.6	1.5
Total comparable stores	15,652	18.4	17.5	1.4

Note: Inbound tenant transaction volume is calculated based on the sum of purchases made with overseas-issued credit cards and Chinese mobile payment methods.

3. Components of operating costs

(Millions of yen, %)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
Personnel expenses	552	89	19.4	463
Rent expenses on land and buildings	358	25	7.4	333
Advertising expenses	657	14	2.2	643
Outsourcing expenses	1,322	138	11.6	1,184
Depreciation	2,788	4	0.2	2,784
Utilities expenses	994	(23)	(2.3)	1,017
Repair expenses	416	(57)	(12.0)	473
Other	3,023	113	3.9	2,910
Total	10,113	302	3.1	9,811

4. Components of SGA

(Millions of yen, %)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
Personnel expenses	954	(59)	(5.8)	1,013
Advertising expenses	103	71	220.1	32
Outsourcing expenses	750	201	36.6	549
Depreciation	220	47	27.0	173
Taxes and dues	111	19	19.7	92
Other	694	129	22.7	565
Total	2,833	407	16.7	2,426

5. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2026	Three months ended May 31, 2025	Remarks
Other operating income	124	427	
Gain on sale of fixed assets	0	31	
Other	124	395	
Other operating expenses	223	116	
Loss on disposal of fixed assets	188	98	
Other	34	18	

6. Components of finance income and finance costs

(Millions of yen)

Component	Three months ended May 31, 2026	YoY	Three months ended May 31, 2025
Finance income	267	(86)	353
Interest and dividend income	267	(86)	353
Finance costs	657	85	572
Interest expenses	657	85	572

IV. J. Front City Development Non-consolidated Statements【IFRS】

1. Business performance

(Millions of yen, %)

Item	Three months ended May 31, 2026	YoY Amount	YoY %	Three months ended May 31, 2025
1. Gross sales	2,737	398	17.0	2,339
2. Revenue	2,737	398	17.0	2,339
[Of which: real estate lease revenue]	[2,314]	[301]	[14.9]	[2,013]
3. Operating costs	1,240	120	10.7	1,120
4. Operating gross profit	1,497	278	22.8	1,219
5. Gross margin ratio	54.70%	Difference 2.58%		52.12%
6. SGA	759	86	12.8	673
7. Business profit	737	191	35.1	546
8. Operating profit	764	215	39.2	549
9. Profit before tax	684	197	40.4	487
10. Profit	473	272	134.7	201
11. Total assets	117,462	10,316		107,146
12. Equity	72,566	(446)		73,012
13. Equity ratio	61.8%	Difference (6.3)%		68.1%
14. Total interest-bearing liabilities	22,951	8,640		14,311
[Of which: lease liabilities]	[13,751]	[(560)]		[14,311]

Notes: 1. Gross sales are the total value of real estate lease revenue, proceeds from sale of property, etc.
2. Business profit is calculated by subtracting operating costs and SGA from revenue.
3. Results for the previous year in Items 11 to 14 are those at the end of the previous business year (February 28, 2026).

2. Components of operating costs

(Millions of yen, %)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
Outsourcing expenses	41	(7)	(14.6)	48
Depreciation	959	129	15.6	830
Utilities expenses	205	22	11.6	183
Repair expenses	(1)	(4)	—	3
Other	34	(19)	(35.4)	53
Total	1,240	120	10.7	1,120

3. Components of SGA

(Millions of yen, %)

Component	Three months ended May 31, 2026	YoY		Three months ended May 31, 2025
		Amount	%	
Personnel expenses	265	12	4.5	253
Advertising expenses	2	0	0.0	2
Outsourcing expenses	253	50	24.1	203
Depreciation	25	2	9.8	23
Taxes and dues	56	12	26.0	44
Other	156	12	8.0	144
Total	759	86	12.8	673

4. Components of other operating income and other operating expenses

(Millions of yen)

Component	Three months ended May 31, 2026	Three months ended May 31, 2025	Remarks
Other operating income	27	3	
Other	27	3	
Other operating expenses	0	0	
Loss on disposal of fixed assets	0	—	
Other	0	0	

5. Components of finance income and finance costs

(Millions of yen)

Component	Three months ended May 31, 2026	YoY	Three months ended May 31, 2025
Finance income	5	(3)	8
Interest and dividend income	5	(3)	8
Finance costs	85	15	70
Interest expenses	85	15	70

V. JFR Card Non-consolidated Statements 【IFRS】

1. Business performance

(Millions of yen, %)

Item	Three months ended May 31, 2026	YoY Amount	YoY %	Three months ended May 31, 2025
1. Gross sales	3,650	510	16.2	3,140
2. Operating revenue	3,650	510	16.2	3,140
3. SGA	3,212	164	5.4	3,048
4. Business profit	437	346	377.4	91
5. Operating profit	425	336	376.4	89
6. Profit before tax	276	272	—	4
7. Profit	178	176	—	2

Note: Business profit is calculated by subtracting SGA from operating revenue.

2. Summary of results for current period

(1) Components of operating revenue

(Millions of yen, %)

Item	Three months ended May 31, 2026	Three months ended May 31, 2025	YoY %
Merchant fee	1,582	1,086	45.6
Installment fee	808	749	7.9
Annual fee income, Other	1,259	1,304	(3.4)
Total	3,650	3,140	16.2

Note: "Merchant fee" includes the points granted on credit card payment, which are accounted for under IFRS (negative operating revenue).

(2) Transaction inside/outside the Group

(Millions of yen, %)

Category	Amount	YoY %	Share
Inside the Group	64,818	12.2	47.6
Outside the Group	71,440	8.7	52.4
Total	136,258	10.3	100.0

(3) Number of cards issued, credit transaction volume

(Thousand cards, millions of yen, %)

	Number of cards issued	Credit transaction volume	YoY %
Total	1,329	136,258	10.3

(4) Finance receivables

(Millions of yen, %)

	Results for current period	Results for previous period	YoY %
Total	27,435	25,508	7.6