

## Creating Bustling Communities



The JFR Group will contribute to the creation of sustainable cities by strengthening its ties with local communities and promoting development that enhances the attractiveness and liveliness of cities, mainly where we have stores, by making the most of local characteristics, including culture and history.

### Regional Development

In March 2023, J. Front City Development was established to maximize the value of Group-owned real estate by taking over the developer business that PARCO had operated to date.

With J. Front City Development at the center, the Group is working to improve the appeal of the seven cities in which we have a presence (Sapporo, Tokyo, Nagoya, Kyoto, Shinsaibashi, Kobe, and Fukuoka) by promoting in key areas the development of multi-use/mixed use facilities, including hotels, offices, and residences with a focus on commercial development. Moreover, in these developments, we aim to create new spatial value that is unique to our group and to improve the added value of the region by bringing together our business foundations, resources and expertise in department stores, shopping centers and other businesses.

#### Major development properties

##### ● The Landmark Nagoya Sakae

Based on the concept of “a new landmark in Nagoya that will serve as a value-creating center for cultural exchange between Japan and overseas,” the joint venture will provide offices, Nagoya's first Conrad hotel, and the first cinema complex in the Sakae area, while the Group will develop, own, and operate the commercial portion of the complex. The project will create a new liveliness in collaboration with the many commercial facilities of our group in the area.

In addition, the plan will enhance urban functions through proactive greening, such as a green wall that is designed to be continuous with the adjacent Hisaya-odori Park, enhanced disaster prevention functions (72-hour acceptance of people who have difficulty returning home), and a pedestrian walkway with access to the subway and underground shopping arcade.

Opening: Summer 2026 (planned) Planned site: 2501-1, Nishiki 3-chome, Naka-ku, Nagoya  
Building scale: 41 floors above ground, 4 floors below ground



##### ● Shinsaibashi Project (tentative name)

We are jointly developing a mixed-use facility on the largest property in the area, located at the Shinsaibashi intersection, where Midotsuji and Nagahori-dori—Osaka's main streets—intersect.

Planned site: 3-8-4 Minami Senba, Chuo-ku, Osaka City  
Building scale: 28 floors above ground, 2 floors below ground

