Urban Outfitters, Inc.

FY'27 Q2 RESULTS




URBN

Introduction

Urban Outfitters, Inc. "URBN" is providing fiscal 2027 second quarter commentary ahead of our earnings call scheduled for August 26th at 5:00pm.

We remind you that any forward-looking statements made in this commentary are subject to our safe harbor statement found in our SEC filings.

Our second quarter earnings release and related financial information are available on our website, **www.urbn.com**.

As used in this document, unless otherwise defined, "Anthropologie" refers to the Company's Anthropologie, Terrain and Maeve brands and "FP Group" refers to the Company's Free People and FP Movement brands.

Important Information Regarding Non-GAAP Financial Measures

In addition to evaluating the financial condition and results of our operations in accordance with U.S. generally accepted accounting principles ("GAAP"), from time to time our management evaluates and analyzes results and any impact on the Company of certain events outside of normal, or "core," business and operations, by considering adjusted financial measures not prepared in accordance with GAAP. Examples of items that we consider non-core include refunds for tariffs previously paid under the International Emergency Economic Powers Act ("IEEPA"), interest income related to IEEPA tariff refunds and the release of a valuation allowance against certain foreign net deferred tax assets. In order to improve the transparency of our disclosures, provide a meaningful presentation of results from our core business operations and improve period-over-period comparability, we have included certain adjusted financial measures for fiscal 2027 that exclude the impact of these non-core business items.

We believe these adjusted financial measures are important indicators of our recurring results of operations because they exclude items that may not be indicative of, or are unrelated to, our underlying results of operations and provide a useful baseline for analyzing trends in our underlying business. Management uses adjusted financial measures for planning, forecasting and evaluating business and financial performance.

Non-GAAP financial measures should be viewed as supplementing, and not as an alternative or substitute for, the Company's financial results prepared in accordance with GAAP. Certain of the items that may be excluded or included in non-GAAP financial measures may be significant items that could impact the Company's financial position, results of operations or cash flows and should therefore be considered in assessing the Company's actual and future financial condition and performance. These adjusted financial measures are not consistent with GAAP and may not be calculated the same as similarly titled measures used by other companies.

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Key Financial Highlights

	Three Months Ended	
	July 31, 2026	July 31, 2025
URBN Net Sales Change	10.4%	11.3%
Adjusted Gross Profit*(a)	37.7%	37.6%
Selling, General and Admin. Expenses*	26.0%	26.0%
Adjusted Income from Operations*(a)	11.6%	11.6%
Adjusted Earnings Per Diluted Share(a)	$ 1.72	$ 1.58

**Expressed as a percent of net sales*
(a) Refer to fiscal 2027 adjustments on page 14

URBN sales for the second quarter increased by 10% to a record $1.66 billion. The increase in sales was due to an 8% increase in Retail segment sales, a 29% increase in Subscription segment sales and a 19% increase in Wholesale segment sales. Retail segment sales comp increased by 6% and non-comparable Retail segment sales increased by 50%.

Adjusted gross profit increased by 11% to $626 million for the quarter, while the adjusted gross profit rate increased 4 bps to 37.7%. The increase in adjusted gross profit rate was primarily due to leverage in store occupancy costs due to the increase in comparable Retail segment store net sales and leverage in delivery expense as a result of several company initiatives to offset fuel surcharges. This was partially offset by an increase in Retail segment markdowns driven by Anthropologie and the negative impacts of tariffs and inbound freight fuel surcharges on initial merchandise costs. The increase in adjusted gross profit dollars was primarily due to higher net sales.

Selling general & administrative ('SG&A') expenses increased by 10% to $433 million, while SG&A expenses as a percentage of net sales were flat. The leverage in store payroll expenses due to the growth in Retail segment store net sales was offset by the deleverage in marketing expenses to support customer growth and increased net sales in the Retail and Subscription segments, along with increased artificial intelligence technology investments benefiting our current and future operations. The dollar growth in SG&A expenses was primarily due to increased marketing expenses to support customer growth and increased net sales in the Retail and Subscription segments, as well as increased store payroll expenses to support the growth in Retail segment store net sales.

Adjusted operating income increased by 11% to $193 million while the adjusted operating income rate improved by 3 bps to remain at 11.6%. The increase in adjusted operating income dollars was driven by the increase in adjusted gross profit dollars, partially offset by the increase in SG&A expenses. The increase in adjusted operating income rate was primarily due to the increase in the adjusted gross profit rate.

Adjusted net income for the quarter was $149 million and adjusted earnings per diluted share were $1.72.

Sales by Segment

($ in millions) (unaudited)	Three Months Ended July 31, 2026	Three Months Ended July 31, 2025	Variance $	Variance %
Total Sales	**$ 1,661.9**	**$ 1,504.8**	**$ 157.1**	**10%**
Retail Segment	**$ 1,392.5**	**$ 1,289.3**	**$ 103.2**	**8%**
URBN Comp	**$ 1,313.4**	**$ 1,236.6**	**$ 76.8**	**6%**
Anthropologie	607.9	590.1	17.8	3%
FP Group	361.0	328.3	32.7	10%
Urban Outfitters	334.4	308.5	25.9	8%
Menus & Venues	10.1	9.7	0.4	4%
Retail Segment Comp By Geography				
North America	1,134.3	1,071.5	62.8	6%
Europe and ROW	179.1	165.1	14.0	8%
URBN Non-Comp	**$ 79.1**	**$ 52.7**	**$ 26.4**	**50%**
Wholesale Segment	**$ 90.8**	**$ 76.6**	**$ 14.2**	**19%**
FP Group	86.5	72.6	13.9	19%
Urban Outfitters	4.3	4.0	0.3	7%
Subscription Segment	**$ 178.6**	**$ 138.9**	**$ 39.7**	**29%**

Total Company or URBN sales for the second quarter increased by 10% to a record $1.66 billion. URBN Retail segment sales increased by 8% to $1.39 billion, with Retail segment comparable sales increasing 6%. Comparable sales increased due to high single-digit positive growth in digital channel sales driven by increases in sessions, average order value and units per transaction, and mid single-digit positive growth in retail store sales due to higher traffic and average unit retail. Non-comparable Retail segment sales increased by $26 million, or 50%, primarily due to the opening of new stores since the prior comparable quarter.

URBN Wholesale segment sales for the second quarter increased by 19% to $91 million, driven by a 19%, or $14 million, increase in FP Group wholesale sales. The increase in FP Group wholesale sales was primarily due to an increase in sales to specialty customers and department stores.

Subscription segment sales for the second quarter increased by 29% to $179 million primarily driven by a 30% increase in average active subscribers in the current quarter versus the prior year quarter.

A Revenue Metrics ANTHROPOLOGIE

($ in millions) (unaudited)	Three Months Ended July 31, 2026	Three Months Ended July 31, 2025	Variance $	Variance %
Total Sales	**$ 634.5**	**$ 607.0**	**$ 27.5**	**5%**
Retail Segment	**$ 634.5**	**$ 607.0**	**$ 27.5**	**5%**
Retail Segment Comp	**$ 607.9**	**$ 590.1**	**$ 17.8**	**3%**
Sales by Geography				
North America	585.4	567.7	17.7	3%
Europe and ROW	22.5	22.4	0.1	0%
Retail Segment Non-Comp	**$ 26.6**	**$ 16.9**	**$ 9.7**	**58%**

Total Anthropologie sales increased by 5% to $635 million for the quarter.

Retail segment sales increased by 5%, with comparable sales increasing 3%. The increase in Retail segment comparable sales was driven by mid single-digit growth in digital channel sales due to increases in sessions, average order value and units per transaction, while retail store sales were flat due to increased average unit retail being offset by decreases in traffic, transactions and units per transaction. All product categories were positive except weddings, while home was flat. The increase in non-comparable Retail segment sales was primarily due to the opening of new stores since the prior comparable quarter.

Revenue Metrics FREE PEOPLE fp movement

($ in millions) *(unaudited)*	Three Months Ended		Variance	
	July 31, 2026	July 31, 2025	$	%
Total Sales	**$ 478.1**	**$ 415.0**	**$ 63.1**	**15%**
Total Sales by Segment				
Retail Segment	**$ 391.6**	**$ 342.4**	**$ 49.2**	**14%**
Retail Segment Comp	$ 361.0	$ 328.3	$ 32.7	10%
North America	341.2	310.7	30.5	10%
Europe and ROW	19.8	17.6	2.2	13%
Retail Segment Non-Comp	$ 30.6	$ 14.1	$ 16.5	116%
Wholesale Segment	**$ 86.5**	**$ 72.6**	**$ 13.9**	**19%**
North America	83.9	70.1	13.8	20%
Europe and ROW	2.6	2.5	0.1	4%
Total Sales by Brand				
Free People Brand	**$ 346.4**	**$ 310.8**	**$ 35.6**	**11%**
Retail Segment	291.7	261.5	30.2	12%
Wholesale Segment	54.7	49.3	5.4	11%
FP Movement Brand	**$ 131.7**	**$ 104.2**	**$ 27.5**	**26%**
Retail Segment	99.9	80.9	19.0	23%
Wholesale Segment	31.8	23.3	8.5	37%

Total FP Group sales increased by 15% to $478 million for the quarter. The increase was due to an increase in Retail segment sales of 14% and a 19% increase in Wholesale segment sales. Total Free People brand sales increased by 11% and total FP Movement brand sales increased by 26%.

The growth in FP Group Retail segment sales was driven by a 10% increase in comparable sales driven by low double-digit growth in retail store sales due to higher traffic, transactions, conversion rate and average unit retail, as well as high single-digit growth in digital channel sales due to increases in sessions, average order value and units per transaction. Free People brand Retail segment comparable sales increased by 9% and FP Movement brand Retail segment comparable sales increased by 13%. All product categories were positive except beauty which was flat. The increase in non-comparable sales was primarily due to the opening of new Free People brand and FP Movement brand stores since the prior comparable quarter.

FP Group Wholesale segment sales increased by 19% primarily due to an increase in sales to specialty customers and department stores.

UO Revenue Metrics URBAN OUTFITTERS

($ in millions) *(unaudited)*	Three Months Ended		Variance	
	July 31, 2026	July 31, 2025	$	%
Total Sales	**$ 360.0**	**$ 333.2**	**$ 26.8**	**8%**
Retail Segment	**$ 355.7**	**$ 329.2**	**$ 26.5**	**8%**
Retail Segment Comp	**$ 334.4**	**$ 308.5**	**$ 25.9**	**8%**
Sales by Geography				
North America	197.6	183.4	14.2	8%
Europe and ROW	136.8	125.1	11.7	9%
Retail Segment Non-Comp	**$ 21.3**	**$ 20.7**	**$ 0.6**	**3%**
Wholesale Segment	**$ 4.3**	**$ 4.0**	**$ 0.3**	**7%**
North America	2.7	2.4	0.3	13%
Europe and ROW	1.6	1.6	–	flat

Total Urban Outfitters sales increased by 8% to $360 million for the quarter.

Retail segment sales increased by 8%, with comparable sales also increasing 8%. The increase in Retail segment comparable sales was driven by increases in Europe and North America. The increase in Retail segment comparable sales was driven by low double-digit growth in digital channel sales due to an increase in orders while average order value was flat, as well as high single-digit growth in retail store sales due to higher traffic, transactions and average unit retail. All product categories were positive except beauty. The increase in non-comparable Retail segment sales was primarily due to the opening of new stores since the prior comparable quarter.

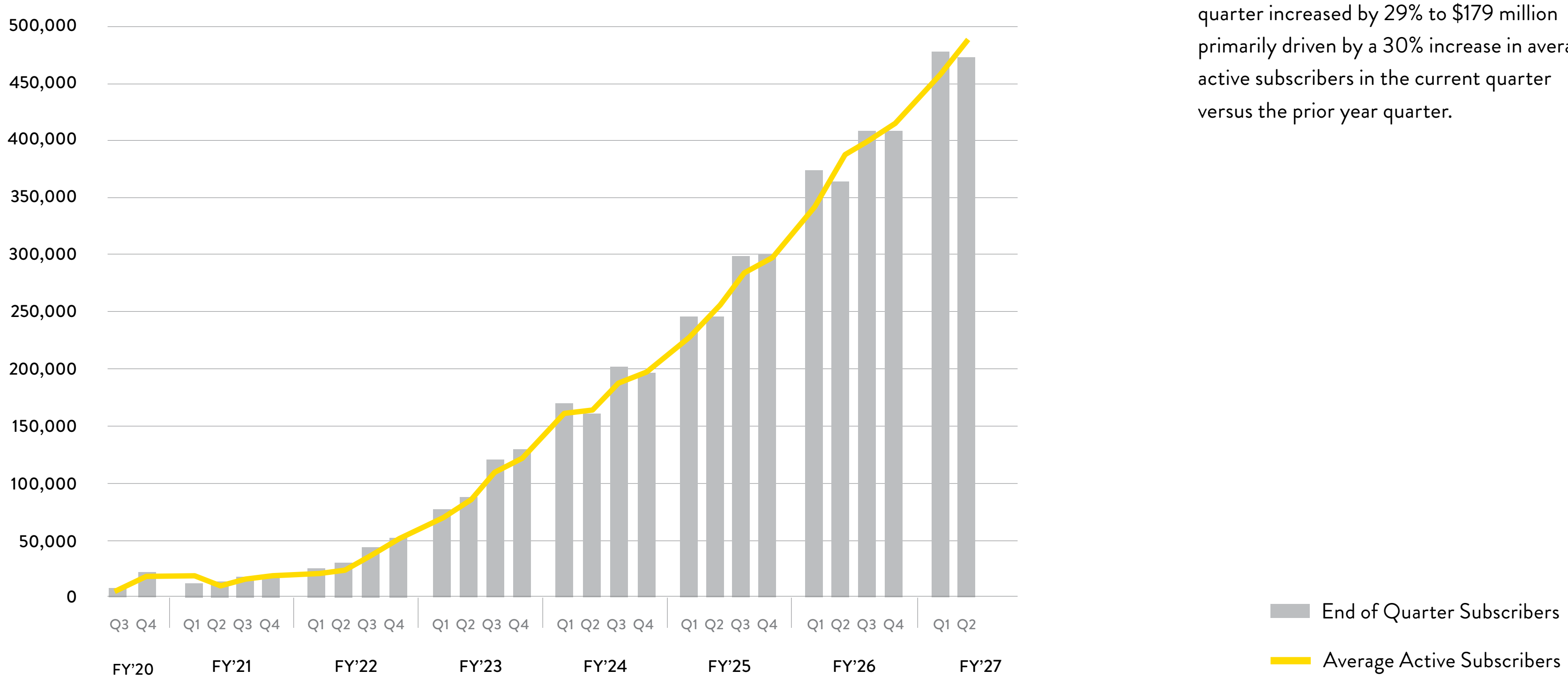
Urban Outfitters Wholesale segment sales increased by 7%.

Revenue and Subscription Metrics nuuly

($ in millions)
(unaudited)

	Three Months Ended		Variance	
	July 31, 2026	July 31, 2025	$	%
Total Sales	**$ 178.6**	**$ 138.9**	**$ 39.7**	**29%**

Nuuly Subscribers



Subscription segment sales for the second quarter increased by 29% to $179 million primarily driven by a 30% increase in average active subscribers in the current quarter versus the prior year quarter.

Adjusted Gross Profit by Segment

($ in millions) (unaudited)	Three Months Ended July 31, 2026	Three Months Ended July 31, 2025	Variance $	Variance %
Gross Profit* $'s	**$ 721.6**	**$ 566.2**	**$ 155.4**	**27%**
Adjusted Gross Profit*(a) $'s	**$ 625.9**	**$ 566.2**	**$ 59.7**	**11%**
Adjusted Gross Profit*(a) %	**37.7%**	**37.6%**		
Retail Segment				
Gross Profit $'s	$ 626.0	$ 501.6	$ 124.4	25%
Adjusted Gross Profit(b) $'s	$ 541.5	$ 501.6	$ 39.9	8%
Adjusted Gross Profit(b) %	38.9%	38.9%		
Wholesale Segment**				
Gross Profit $'s	$ 42.1	$ 24.9	$ 17.2	69%
Adjusted Gross Profit(c) $'s	$ 31.9	$ 24.9	$ 7.0	28%
Adjusted Gross Profit(c) %	35.1%	32.6%		
Subscription Segment				
Gross Profit $'s	$ 53.5	$ 39.7	$ 13.8	35%
Adjusted Gross Profit(d) $'s	$ 52.5	$ 39.7	$ 12.8	32%
Adjusted Gross Profit(d) %	29.4%	28.5%		

**Gross Profit includes merchandise costs, logistics, delivery and freight expenses, property costs and merchant expenses*
***Net of intersegment elimination*
(a) Adjusted for refunds of $95.7 million recognized in fiscal 2027 for previously paid IEEPA tariffs. Refer to fiscal 2027 adjustments on page 14.
(b) Adjusted for refunds of $84.5 million recoginized in fiscal 2027 for previously paid IEEPA tariffs related to the Retail segment. Refer to fiscal 2027 adjustments on page 14.
(c) Adjusted for refunds of $10.2 million recognized in fiscal 2027 for previously paid IEEPA tariffs related to the Wholesale segment. Refer to fiscal 2027 adjustments on page 14.
(d) Adjusted for refunds of $1.0 million recognized in fiscal 2027 for previously paid IEEPA tariffs related to the Subscription segment. Refer to fiscal 2027 adjustments on page 14.

Adjusted gross profit increased by 11% to $626 million for the quarter, while the adjusted gross profit rate increased 4 bps to 37.7%. The increase in adjusted gross profit rate was primarily due to leverage in store occupancy costs due to the increase in comparable Retail segment store net sales and leverage in delivery expense as a result of several company initiatives to offset fuel surcharges. This was partially offset by an increase in Retail segment markdowns driven by Anthropologie and the negative impacts of tariffs and inbound freight fuel surcharges on initial merchandise costs. The increase in adjusted gross profit dollars was primarily due to higher net sales.

Retail segment adjusted gross profit increased by 8% to $542 million while the Retail segment adjusted gross profit rate remained flat at 38.9% for the quarter. The leverage in store occupancy costs due to the increase in comparable Retail segment store net sales and leverage in delivery expense as a result of several company initiatives to offset fuel surcharges was offset by an increase in Retail segment markdowns driven by Anthropologie and the negative impacts of tariffs and inbound freight fuel surcharges on initial merchandise costs. The increase in adjusted gross profit dollars was primarily due to higher net sales.

Wholesale segment adjusted gross profit increased by 28% to $32 million while the Wholesale segment adjusted gross profit rate increased 255 bps to 35.1%. The increases in adjusted gross profit dollars and adjusted gross profit rate were driven by an increase in sales to regular price customers.

Subscription segment adjusted gross profit increased by 32% to $53 million while the Subscription segment adjusted gross profit rate increased 83 bps to 29.4%. The increase in adjusted gross profit dollars was primarily due to the increase in net sales. The increase in adjusted gross profit rate was primarily due to a leverage in logistics expenses.

SG&A – Total Company

($ in millions)
(unaudited)

	Three Months Ended		Variance	
	July 31, 2026	July 31, 2025	$	%
SG&A* $'s	$ 432.9	$ 391.8	$ 41.1	10%
SG&A* %	26.0%	26.0%		

Selling, general & administrative ('SG&A') expenses increased by 10% to $433 million, while SG&A expenses as a percentage of net sales were flat. The leverage in store payroll expenses due to the growth in Retail segment store net sales was offset by the deleverage in marketing expenses to support customer growth and increased net sales in the Retail and Subscription segments, along with increased artificial intelligence technology investments benefiting our current and future operations. The dollar growth in SG&A expenses was primarily due to increased marketing expenses to support customer growth and increased net sales in the Retail and Subscription segments, as well as increased store payroll expenses to support the growth in Retail segment store net sales.

**SG&A includes direct selling expenses, creative and marketing expenses, corporate overhead and credit and banking expenses*

Adjusted Operating Income by Segment

($ in millions) (unaudited)	Three Months Ended		Variance	
	July 31, 2026	July 31, 2025	$	%
Operating Income $'s	**$ 288.7**	**$ 174.4**	**$ 114.3**	**66%**
Adjusted Operating Income[(a)] $'s	**$ 193.1**	**$ 174.4**	**$ 18.7**	**11%**
Adjusted Operating Income %	**11.6%**	**11.6%**		
Retail Segment				
Operating Income $'s	$ 257.3	$ 159.3	$ 98.0	62%
Adjusted Operating Income[(b)] $'s	$ 172.9	$ 159.3	$ 13.6	8%
Adjusted Operating Income %	12.4%	12.4%		
Wholesale Segment*				
Operating Income $'s	$ 31.0	$ 15.7	$ 15.3	98%
Adjusted Operating Income[(c)] $'s	$ 20.8	$ 15.7	$ 5.1	33%
Adjusted Operating Income %	22.9%	20.5%		
Subscription Segment				
Operating Income $'s	$ 19.0	$ 12.5	$ 6.5	51%
Adjusted Operating Income[(d)] $'s	$ 18.0	$ 12.5	$ 5.5	44%
Adjusted Operating Income %	10.1%	9.0%		
General Corporate Expenses $'s	$ 18.6	$ 13.1	$ 5.5	42%

** Net of intersegment elimination*

(a) Adjusted for refunds of $95.7 million recognized in fiscal 2027 for previously paid IEEPA tariffs. Refer to fiscal 2027 adjustments on page 14.

(b) Adjusted for refunds of $84.5 million recoginized in fiscal 2027 for previously paid IEEPA tariffs related to the Retail segment. Refer to fiscal 2027 adjustments on page 14.

(c) Adjusted for refunds of $10.2 million recognized in fiscal 2027 for previously paid IEEPA tariffs related to the Wholesale segment. Refer to fiscal 2027 adjustments on page 14.

(d) Adjusted for refunds of $1.0 million recognized in fiscal 2027 for previously paid IEEPA tariffs related to the Subscription segment. Refer to fiscal 2027 adjustments on page 14.

Adjusted operating income increased by 11%, or $19 million, to $193 million for the quarter, while the adjusted operating income rate remained essentially flat at 11.6%, up 3 bps. The increase in adjusted operating income dollars was driven by the increase in adjusted gross profit dollars, partially offset by the increase in SG&A expenses. The modest increase in adjusted operating income rate was primarily due to the increase in the adjusted gross profit rate.

Retail segment adjusted operating income increased by 8%, or $14 million, to $173 million for the quarter, while the Retail segment adjusted operating income rate remained essentially flat at 12.4%, up 5 bps. The increase in adjusted operating income dollars was primarily driven by the increase in adjusted gross profit dollars, partially offset by the increase in SG&A expenses. The modest increase in adjusted operating income rate was primarily due to the leverage in SG&A expenses.

Wholesale segment adjusted operating income increased by 33%, or $5 million, to $21 million for the quarter, while the Wholesale segment adjusted operating income rate improved by 245 bps to 22.9%. The increase in adjusted operating income dollars was primarily driven by the increase in adjusted gross profit dollars. The increase in adjusted operating income rate was primarily due to the increase in the adjusted gross profit rate.

Subscription segment adjusted operating income increased by 44%, or $5 million, to $18 million for the quarter, while the Subscription segment adjusted operating income rate improved by 106 bps to 10.1%. The increase in adjusted operating income dollars was driven by the increase in adjusted gross profit dollars. The increase in adjusted operating income rate was primarily due to the increase in the adjusted gross profit rate.

General corporate expenses increased by 42%, or $5 million, to $19 million for the quarter due to the timing of compensation accruals.

Income Statement Summary

($ in millions)
(share count in millions)
(unaudited)

	Three Months Ended July 31, 2026				
	As Reported	% of Net Sales	Total Adjustments	Adjusted	% of Net Sales
Net Sales	$ 1,661.9	100.0%	$ –	$ 1,661.9	100.0%
Cost of Sales[a]	940.3	56.6	95.7	1,036.0	62.3
Gross Profit	721.6	43.4	(95.7)	625.9	37.7
Selling, General and Admin. Expenses	432.9	26.0	–	432.9	26.0
Income from Operations	288.7	17.4	(95.7)	193.0	11.6
Other Income, Net [b]	9.8	0.6	(4.4)	5.4	0.3
Income Before Income Taxes	298.5	18.0	(100.1)	198.4	11.9
Income Tax Expense [c] [d]	57.8	3.5	(8.7)	49.1	3.0
Net Income	$ 240.7	14.5%	$ (91.4)	$ 149.3	8.9%
Diluted Share Count	86.7			86.7	
Earnings per Diluted Share	$ 2.78			$ 1.72	

The adjusted effective tax rate for the second quarter of fiscal 2027 was 25%, compared to an effective tax rate of 22% for the second quarter of fiscal 2026. The change in the adjusted tax rate was primarily due to the ratio of foreign taxable earnings to global taxable earnings.

Adjusted net income for the quarter was $149 million and adjusted earnings per diluted share were $1.72.

(a) Adjusted for refunds for previously paid IEEPA tariffs
(b) Adjusted for interest income related to refunds for previously paid IEEPA tariffs
(c) Adjusted for the release of a valuation allowance against certain foreign net deferred tax assets
(d) Adjusted for the income tax impact of the adjustments noted in (a) and (b)

Income Statement Summary

($ in millions) *(share count in millions)* *(unaudited)*	Three Months Ended July 31, 2025	% of Net Sales
Net Sales	$ 1,504.8	100.0%
Cost of Sales	938.6	62.4
Gross Profit	566.2	37.6
Selling, General and Admin. Expenses	391.8	26.0
Income from Operations	174.4	11.6
Other Income, Net	8.9	0.6
Income Before Income Taxes	183.3	12.2
Income Tax Expense	39.4	2.6
Net Income	$ 143.9	9.6%
Diluted Share Count	91.2	
Earnings per Diluted Share	$ 1.58	

URBN Balance Sheet Summary

($ in millions)
(unaudited)

	July 31, 2026	July 31, 2025
Assets		
Cash and Cash Equivalents	$ 599	$ 332
Marketable Securities	117	291
Accounts Receivable, Net	103	87
Inventory	779	696
Other Current Assets	226	213
Total Current Assets	**1,824**	**1,619**
Property and Equipment, Net	1,658	1,377
Operating Lease ROU Assets	1,048	1,012
Marketable Securities	229	366
Other Assets	364	337
Total Assets	**$ 5,123**	**$ 4,711**
Liabilities and Shareholders' Equity		
Accounts Payable	$ 373	$ 336
Current Operating Lease Liabilities	223	227
Other Current Liabilities	558	533
Total Current Liabilities	**1,154**	**1,096**
Non-Current Operating Lease Liabilities	990	953
Other Non-Current Liabilities	125	81
Total Liabilities	**2,269**	**2,130**
Total Shareholders' Equity	**2,854**	**2,581**
Total Liabilities and Shareholders' Equity	**$ 5,123**	**$ 4,711**

As of July 31, 2026, cash and marketable securities totaled $946 million with $0 drawn down on our $350 million asset backed line of credit facility.

Cash Flows Summary

($ in millions)
(unaudited)

	Six Months Ended	
	July 31, 2026	July 31, 2025
Cash Flows from Operating Activities		
Net Income	$ 356	$ 252
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Depreciation & Amortization	74	61
Inventory	(79)	(71)
Payables, Accrued Expenses and Other Liabilities	36	23
Other Operating Activities	5	(14)
Net Cash Provided by Operating Activities	392	251
Cash Flows from Investing Activities		
Cash Paid for Property & Equipment	(268)	(108)
Net Marketable Securities	438	76
Net Cash Provided by (Used in) Investing Activities	170	(32)
Cash Flows from Financing Activities		
Share Repurchases related to Share Repurchase Program	(300)	(152)
Other Financing Activities	(30)	(29)
Net Cash Used in Financing Activities	(330)	(181)
Effect of Exchange Rate	(2)	4
Increase in Cash and Cash Equivalents	230	42
Cash and Cash Equivalents at Beginning of Period	**369**	**290**
Cash and Cash Equivalents at End of Period	**$ 599**	**$ 332**

Inventory Data

($ in millions)
(unaudited)

	July 31, 2026		July 31, 2025		Cost Variance $		Cost Variance %
URBN Total Inventory	**$**	**778.5**	**$**	**696.2**	**$**	**82.3**	**12%**
Retail Segment Total Inventory	**$**	**711.5**	**$**	**635.3**	**$**	**76.2**	**12%**
Retail Segment Comparable Inventory by Brand		**525.5**		**484.9**		**40.6**	**8%**
Anthropologie		266.9		257.1		9.8	4%
FP Group		117.8		111.1		6.7	6%
Urban Outfitters		140.8		116.7		24.1	21%
Wholesale Segment by Brand	**$**	**67.0**	**$**	**60.9**	**$**	**6.1**	**10%**
FP Group		63.9		56.6		7.3	13%
Urban Outfitters		3.1		4.3		(1.2)	(27%)
Subscription Segment Rental Product, Net*	**$**	**294.5**	**$**	**230.1**	**$**	**64.4**	**28%**

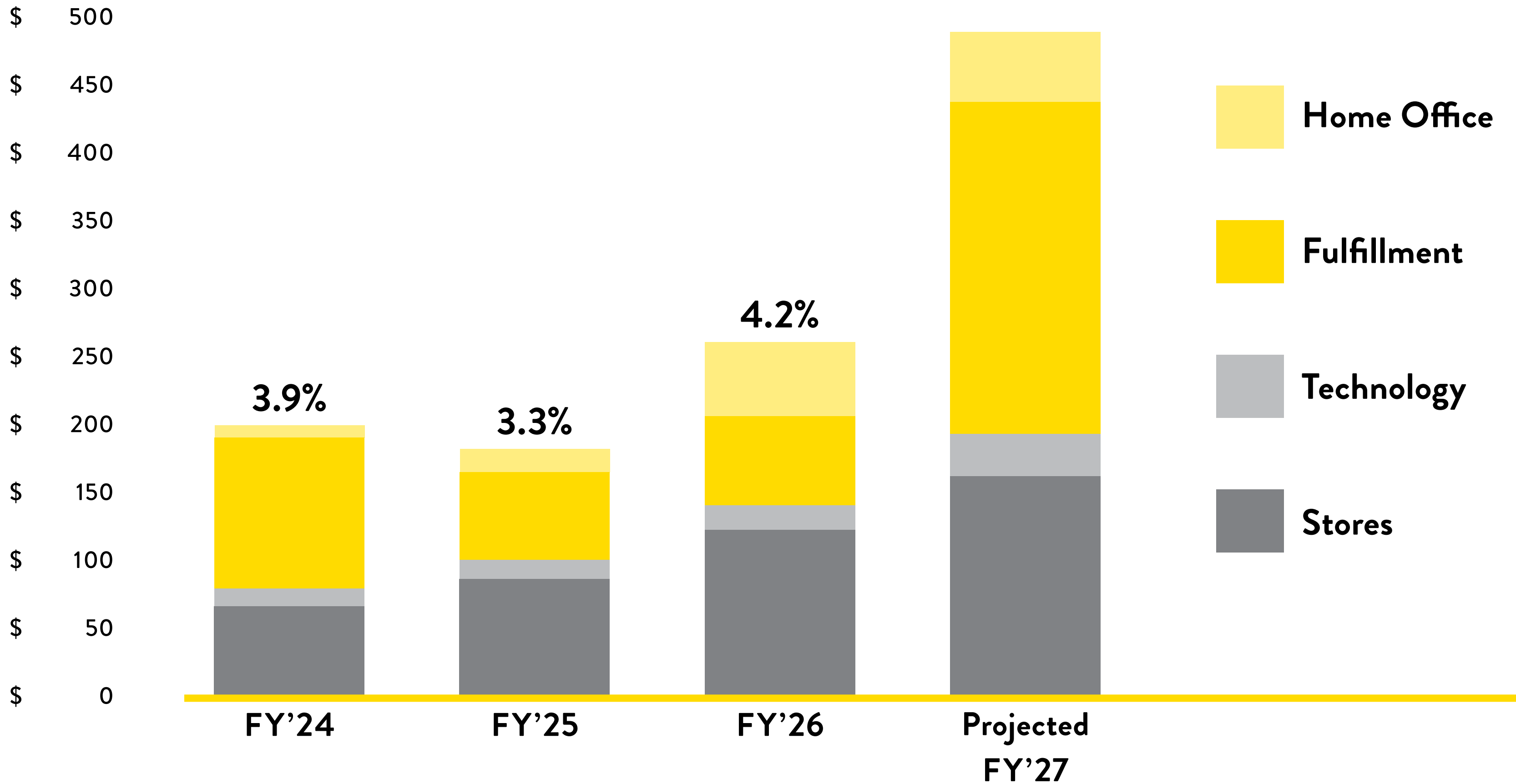
As of July 31, 2026, total inventory increased by 12% as compared to the prior year to $779 million. Total Retail segment inventory increased by 12% and comparable Retail segment inventory increased by 8%. Wholesale segment inventory increased by 10%. The increase in Retail segment inventory was due to the increase in net sales and timing of inventory receipts. The increase in Wholesale segment inventory was due to the increase in net sales.

**Rental Product, net of amortization, is included in Other Assets*

Capital Spending

($ in millions)
(unaudited)

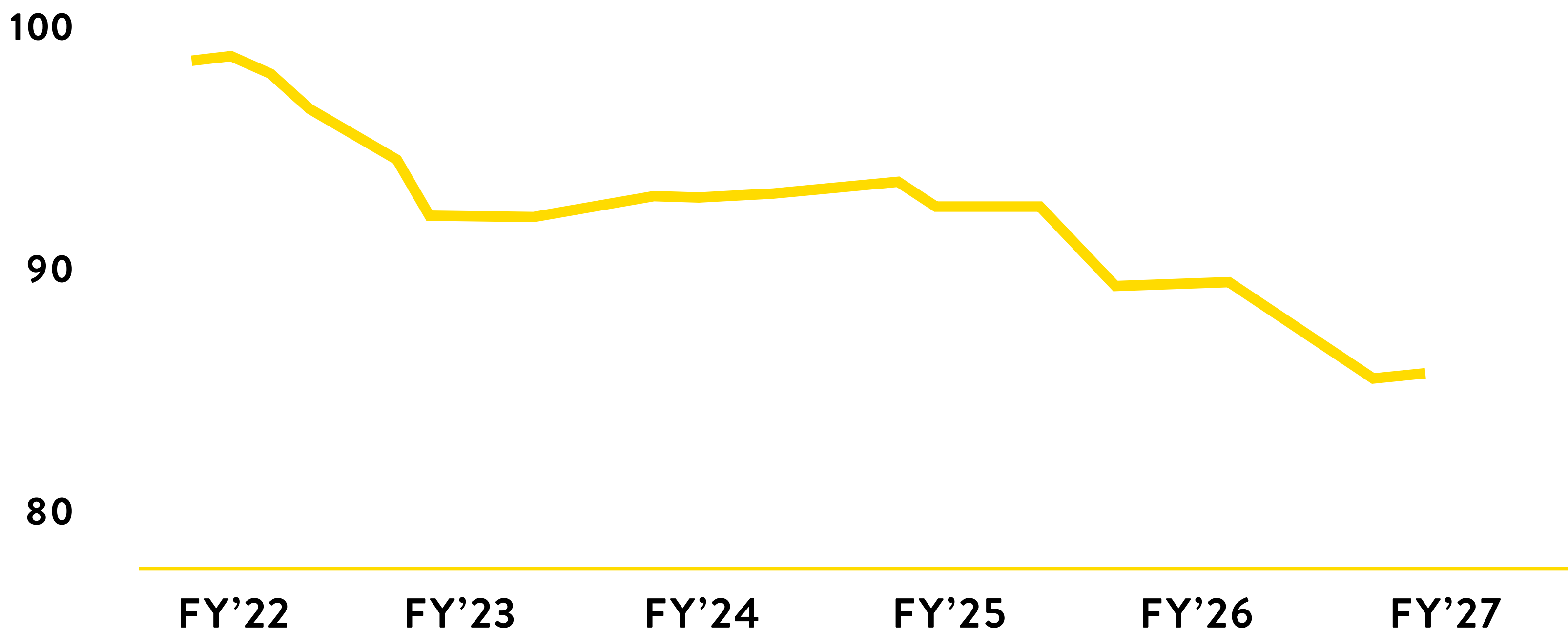
Net Capex % of Net Sales



During the second quarter, capital expenditures were $75 million while depreciation & amortization was $38 million.

Shares Outstanding

($ in millions)
(share count in millions)
(unaudited)



Shares Repurchased	FY'22	FY'23	FY'24	FY'25	FY'26	FY'27
Number of Shares	2.0	4.7	–	1.2	3.3	4.6
Total Cost	$ 56	$ 112	–	$ 52	$ 154	$300

The Company did not repurchase any shares during the quarter. The Company has authorization to repurchase approximately 10 million additional shares remaining granted by the Board of Directors resolution on June 4, 2019. Our weighted average diluted share count for the quarter was 86.7 million shares.

Global Retail Stores Summary

	Q1–Q2 FY'27				Q3–Q4 FY'27		
	Open as of January 31, 2026	Openings	Closings	Open as of July 31, 2026	Projected Openings	Projected Closings	Projected Open as of January 31, 2027
Anthropologie NA	234	3	1	236	7	1	242
Anthropologie EU	20	1	–	21	1	2	20
Total Anthropologie	**254**	**4**	**1**	**257**	**8**	**3**	**262**
Free People NA	167	6	–	173	2	3	172
FP Movement NA	88	10	1	97	11	1	107
Free People EU	13	1	–	14	3	–	17
Total FP Group	**268**	**17**	**1**	**284**	**16**	**4**	**296**
Urban Outfitters NA	177	1	2	176	1	5	172
Urban Outfitters EU	76	1	1	76	5	–	81
Total Urban Outfitters	**253**	**2**	**3**	**252**	**6**	**5**	**253**
Menus & Venues	**9**	**–**	**1**	**8**	**1**	**–**	**9**
Total Company-Owned Stores	**784**	**23**	**6**	**801**	**31**	**12**	**820**
Franchisee-Owned Stores	**9**	**–**	**–**	**9**	**–**	**–**	**9**
Total URBN	**793**	**23**	**6**	**810**	**31**	**12**	**829**

Global Store Count & Square Footage

(all data is as of the respective period ended)
(Selling SF in thousands)

			AN	FPG*	UO	M&V	URBN**
FY'26	Q1	Store Count	241	237	257	9	744
		Selling SF	1,802	480	2,172	n/a	4,454
	Q2	Store Count	243	247	257	9	756
		Selling SF	1,805	499	2,172	n/a	4,476
	Q3	Store Count	248	253	258	9	768
		Selling SF	1,825	512	2,168	n/a	4,505
	Q4	Store Count	254	268	253	9	784
		Selling SF	1,837	539	2,118	n/a	4,494

			AN	FPG*	UO	M&V	URBN**
FY'27	Q1	Store Count	256	276	252	8	792
		Selling SF	1,847	554	2,111	n/a	4,512
	Q2	Store Count	257	284	252	8	801
		Selling SF	1,843	569	2,102	n/a	4,514

**includes 97 FP Movement stores as of Q2 FY'27, with a total Selling SF of 149*
***excludes franchisee-owned stores*