Consolidated Financial Report
For the First Nine Months of the Fiscal Year Ending October 31, 2026
(Japanese GAAP)

August 31, 2026

Company name: PARK24 CO., LTD.
Stock listing: Prime Market of TSE
Code number: 4666
URL : https://www.park24.co.jp/en
Representative: Koichi Nishikawa, President and Representative Director, CEO
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Scheduled day of commencing dividend payment : -
Preparation of supplementary financial data : Yes
Briefing meeting for financial results to be held : Yes, only in Japanese
(For institutional investors and analysts)

(Figures are rounded down to the nearest one million yen)

1. Overview of the First Nine Months of Fiscal Year Ending October 31, 2026 (November 1, 2025 – July 31, 2026)

(1) Consolidated Operating Results (Figures in percentages denote the year-on-year change)

	Net sales		Operating profit		Recurring profit		Profit attributable to owners of parent	
Nine months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
July 31, 2026	304,049	2.7	28,946	16.2	26,726	20.0	36,354	265.1
July 31, 2025	295,915	9.5	24,914	-6.4	22,270	-7.3	9,956	-32.1

(Note) Comprehensive income: Nine months ended July 31, 2026: 44,688 million yen 213.1%
Nine months ended July 31, 2025: 14,272 million yen -19.4%

	Net income per share	Net income per share after dilution
Nine months ended	Yen	Yen
July 31, 2026	212.97	196.42
July 31, 2025	58.35	53.32

(2) Consolidated Financial position

	Total assets	Net assets	Equity ratio
	Millions of yen	Millions of yen	%
As of July 31, 2026	355,014	117,826	33.2
As of October 31, 2025	354,376	98,193	27.7

(Reference) Equity: Nine months ended July 31, 2026: 117,778 million yen
As of October 31, 2025: 98,145 million yen

2. Dividend status

	Dividend per share				
	Q1	Q2	Q3	Q4	Annual
Fiscal year ended	Yen	Yen	Yen	Yen	Yen
October 31, 2025	-	0.00	-	30.00	30.00
October 31, 2026		0.00	-		
Fiscal year ending October 31,2026 (Forecasts)				65.00	65.00

(Notes) Revisions to dividend projection published most recently: None

3. Consolidated financial results forecast for the fiscal year ending October 31, 2026 (November 1, 2025–October 31, 2026)

(The percentages indicate the rates of increase or decrease compared with the same period of the previous year)

	Net sales		Operating profit		Recurring profit		Profit attributable to owners of parent		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	411,000	1.2	42,500	13.1	39,500	15.6	44,000	176.4	257.76

(Note) Revisions to the Most Recently Published Consolidated Earnings Forecasts: None

* Notes

(1) Significant changes in the scope of consolidation during the period: Yes

Newly included: - companies (Name) , Excluded: 4 companies (Names) PARK24 INTERNATIONAL LIMITED、MEIF II CP Holdings 2 Limited、NATIONAL CAR PARKS LIMITED、TIMES24 SINGAPORE PTE. LTD.

(2) Application of accounting treatments specific to the preparation of quarterly consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates, and restatements

1) Changes in accounting policies due to revisions to accounting standards and other regulations: None
2) Changes in accounting policies other than 1): None
3) Changes in accounting estimates: None
4) Restatements: None

(4) Number of issued shares (common shares)

1) Number of issued shares at end of period (including treasury shares)	FY2026 Q3	171,048,369 shares	FY2025	171,048,369 shares
2) Number of treasury shares at end of period	FY2026 Q3	317,252 shares	FY2025	382,497 shares
3) Average number of shares during the period (cumulative)	FY2026 Q3	170,703,178 shares	FY2025 Q3	170,636,296 shares

*** Review of the attached quarterly consolidated financial statements by a certified public accountant or audit firm: None**

*** Explanations regarding the appropriate use of financial results forecasts and other special notes**

The forward-looking statements, including financial results forecasts, contained in this document are based on information currently available to the Company and on certain assumptions deemed reasonable. Actual financial results may differ significantly due to various factors. For the assumptions underlying the financial results forecasts and precautions regarding their use, please refer to page 5 of the attached materials, "1. Qualitative Data on Financial Results and Financial Position (4) Information on the future outlook, including consolidated business performance forecasts."

Accompanying Materials – Contents

1. Qualitative Data, Financial Statements and Other Information

(1) Qualitative data on the consolidated financial results for the nine months under review

In December 2024, the Group announced the "FY2027 Medium-term Management Plan" as a three-year plan from the fiscal year ended October 31, 2025 to the fiscal year ending October 31, 2027. Under this plan, based on the Group philosophy, "We create new forms of comfort and convenience by responding to the needs of today and anticipating the needs of tomorrow," we have established our "2035 Medium- to Long-term Vision": "Evolve into a Mobility Service Platform Operator." To realize this vision, it is essential to achieve the Medium-Term Management Plan and to promote the expansion, evolution, and integration of the four networks—People (members), Cars (mobility), Communities (destinations), and Parking sites. Through these initiatives, we aim to become an indispensable presence in society.

The fiscal year ending October 31, 2026, is the second year of the Medium-term Management Plan, which is themed "the expansion, evolution, and integration of the four networks," and we are undertaking initiatives to expand our business scale and advance our business model. In addition to these initiatives, we are also focusing on returning the Mobility Business to a growth trajectory and the selection and concentration of management resources.

Service operations in Parking Business Japan and International exceeded expectations, while service operations in the Mobility Business underperformed during the nine months under review. Additionally, while extraordinary losses of 12.6 billion yen were recorded as a result of the restructuring of the UK business and the sale of the Singapore business implemented in the second quarter, profit attributable to owners of parent significantly increased year on year. This was primarily due to the recognition of income taxes deferred (gain) of 31.8 billion yen, mainly from the restructuring of the UK business. As a result, the Group’s operating results for the nine months under review are as shown below.

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026	YoY change	
			Amount	Change (%)
Net sales	295,915	304,049	8,134	2.7%
Operating profit	24,914	28,946	4,031	16.2%
Recurring profit	22,270	26,726	4,456	20.0%
Profit attributable to owners of parent	9,956	36,354	26,398	265.1%

Results by business segment (including intersegment sales) are as follows.

Parking Business Japan

Parking operations were solid. Regarding network expansion, during the nine months under review, 1,291 sites were developed. In principle, newly developed parking sites have been made cashless-only. As for existing parking sites, we are accelerating the conversion to cashless-only with in-house developed Times TOWER payment machines and automatic number plate recognition (ANPR) cameras. By developing and rolling out next-generation parking services that enable easier entry, exit, and payment, we are working to improve convenience. As a result, operating results for the nine months under review are as shown below.

• Results

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026	YoY change	
			Amount	Change (%)
Net sales	147,362	160,705	13,343	9.1%
Operating profit	27,565	28,496	930	3.4%

• Expansion of the networks

		End of FY2025	End of Q3 FY2026	Change from FY2025 year-end	
				Number	Change (%)
Number of Times PARKING sites	(Sites)	19,679	20,400	721	3.7%
Number of Times PARKING spaces	(Spaces)	697,375	749,771	52,396	7.5%
Total number of parking sites *	(Sites)	27,151	27,668	517	1.9%
Total number of parking spaces *	(Spaces)	881,545	917,152	35,607	4.0%

* The number of sites/spaces in the monthly parking and facility management services is included.

Mobility Business

To return the Mobility Business to a growth trajectory, we emphasized on profit per vehicle. In expanding our network, we compare member concentration and the number of vehicles deployed on a localized mesh basis to assess demand in each region. Based on this assessment, we promote the development of rental spaces for the deployment of Times CAR vehicles to pursue expansion at an appropriate pace. In addition, we are continuing promotions through television commercials, web advertising and other channels. Furthermore, we are implementing measures to accelerate member acquisition and expand usage based on regional characteristics and analysis of member usage. During the nine months under review, the number of Times CAR dedicated vehicles increased by 5,853 to 69,733 (109.2% vs. the end of the previous fiscal year), the number of Times CAR rental sites increased by 4,426 to 30,499 (117.0% vs. the end of the previous fiscal year), and the number of members increased by 441 thousand to 4,057 thousand (112.2% vs. the end of the previous fiscal year).

As a result of these initiatives, at the end of the nine months under review, the number of Times CAR dedicated vehicles was 112.9% of the level at the end of the same period of the previous fiscal year, while the number of members was 118.0%. The number of members per vehicle is improving because the pace of membership growth (growth in demand) exceeded the pace of increase in Times CAR dedicated vehicles (growth in supply). However, usage fees per vehicle remained below expectations. Operating results for the nine months under review are as shown below.

• Results

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026	YoY change	
			Amount	Change (%)
Net sales	92,052	103,338	11,285	12.3%
Operating profit	9,074	10,375	1,300	14.3%

• Expansion of the networks

		End of FY2025	End of Q3 FY2026	Change from FY2025 year-end	
				Number	Change (%)
Number of Times CAR vehicles	(Units)	80,691	86,995	6,304	7.8%
Number of Times CAR dedicated vehicles	(Units)	63,880	69,733	5,853	9.2%
Number of Times CAR rental sites	(Sites)	26,073	30,499	4,426	17.0%
Number of members	(Thousand people)	3,616	4,057	441	12.2%

Parking Business International

Parking operations in Australia fell below expectations, while operations in other regions were generally solid. By leveraging expertise developed in Parking Business Japan and promoting knowledge sharing, we are working to accelerate the development of new parking sites and improve profitability of existing sites. Regarding the development of new parking sites, we are promoting the development of "Localized Times PARKING". These sites are suited to parking demands and conditions in each region. This strategy is based on the "small-scale, dispersed, and dominant-area development," used in Parking Business Japan. Through these efforts, we are optimizing a business portfolio which have been heavily concentrated on large and long-term contract parking sites, with the aim of reducing business risk. In addition, we are working to improve profitability in our existing sites through initiatives tailored to regional characteristics.

During the second quarter, we restructured the UK business and sold the Singapore business. As a result of the UK business restructuring, we shifted away from a portfolio centered on existing large-scale parking sites, under long-term lease contracts and reorganized as a smaller scale business centered on Localized Times PARKING, which are small-scale parking sites under short-term lease contracts. As a result, operating results for the nine months under review are as follows.

* The consolidation period of overseas subsidiaries for the nine months of the fiscal year ending October 31, 2025 is from October 1, 2024 to June 30, 2025, and that for the fiscal year ending October 31, 2026 is from October 1, 2025 to June 30, 2026.

• Results

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026	YoY change	
			Amount	Change (%)
Net sales	61,804	45,210	-16,594	-26.8%
Operating profit (loss) *	-1,767	400	2,167	—

* Includes amortization of goodwill of -1,072 million yen for the nine months ended July 31, 2025 and -760 million yen for the nine months ended July 31, 2026.

• Expansion of the networks

		End of FY2025	End of Q3 FY2026	Change from FY2025 year-end	
				Number	Change (%)
Number of Localized Times PARKING sites	(Sites)	1,589	1,579	-10	-0.6%
Number of Localized Times PARKING spaces	(Spaces)	72,744	80,214	7,470	10.3%
Total number of parking sites *	(Sites)	2,697	2,058	-639	-23.7%
Total number of parking spaces *	(Spaces)	491,124	308,307	-182,817	-37.2%

* The number of sites/spaces in the monthly parking and facility management services is included.

(2) Overview of the nine-month financial position

The financial position at the end of the third quarter of the fiscal year under review was as follows.

		End of FY2025	End of Q3 FY2026	Change
Total assets	(Million yen)	354,376	355,014	638
Interest-bearing liabilities	(Million yen)	172,645	172,162	-483
Shareholders' equity	(Million yen)	104,285	115,583	11,297
Shareholders' equity ratio	(%)	29.4	32.6	3.1

	End of FY2025	End of Q3 FY2026	Change
Net D/E ratio (Times)	0.88	1.22	0.33

* Equity Ratio = Shareholders' equity / Total assets
* Interest-Bearing liabilities = All liabilities recorded on the consolidated balance sheet that incur interest
* Net D/E ratio = (Interest-bearing liabilities - Cash and deposits) / Total shareholders' equity

(3) Overview of the nine-month cash flow situation

The Group's cash flow position at the end of the first nine months under review is as shown below.

(Millions of yen)

	End of Q3 FY2025	End of Q3 FY2026	Change
Cash flows from operating activities	36,794	39,561	2,766
Cash flows from investing activities	-32,144	-48,693	-16,548
Free cash flow	4,650	-9,131	-13,782
Cash flows from financing activities	-9,742	-40,387	-30,644
Cash and cash equivalents at end of period	43,297	31,465	-11,832

(4) Information on the future outlook, including consolidated business performance forecasts

There are no changes to the consolidated financial results forecast for the fiscal year ending October 31, 2026 announced on June 15, 2026 in the “Notice Regarding the Posting and Impacts of Extraordinary Losses and Deferred Taxes (Gain), Revisions to the Full Year Forecast for FY2026”.

2. Consolidated Financial Statements and Notes

(1) Consolidated nine-month balance sheet

(Millions of yen)

	As of October 31, 2025	As of July 31, 2026
Assets		
Current assets		
Cash and deposits	80,470	31,471
Notes and accounts receivable - trade	30,902	30,862
Other	37,042	45,051
Allowance for doubtful accounts	-413	-323
Total current assets	148,001	107,062
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	40,135	39,825
Machinery, equipment and vehicles, net	46,407	54,404
Land	24,896	24,249
Leased assets, net	10,161	8,041
Right of use assets, net	17,655	15,869
Other, net	16,629	30,040
Total property, plant and equipment	155,886	172,431
Intangible assets		
Goodwill	16,350	6,694
Contract-based intangible assets	1,852	—
Other	13,024	15,176
Total intangible assets	31,227	21,871
Investments and other assets		
Deferred tax assets	4,979	36,924
Other	14,281	16,724
Total investments and other assets	19,261	53,649
Total non-current assets	206,374	247,952
Total assets	354,376	355,014
Liabilities		
Current liabilities		
Short-term borrowings	2,358	36,562
Current portion of long-term borrowings	8,099	17,650
Lease liabilities	10,213	9,459
Income taxes payable	8,650	799
Provision for bonuses	3,023	1,572
Other	57,018	50,082
Total current liabilities	89,363	116,127
Non-current liabilities		
Bonds with share acquisition rights	35,000	35,000
Long-term borrowings	94,724	54,491
Lease liabilities	22,248	18,998
Deferred tax liabilities	633	—
Asset retirement obligations	10,230	9,669
Other	3,982	2,901
Total non-current liabilities	166,818	121,061
Total liabilities	256,182	237,188

(Millions of yen)

	As of October 31, 2025	As of July 31, 2026
Net assets		
Shareholders' equity		
Share capital	32,739	32,739
Capital surplus	28,326	8,235
Retained earnings	44,121	75,356
Treasury shares	-901	-747
Total shareholders' equity	104,285	115,583
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	169	203
Deferred gains or losses on hedges	56	99
Revaluation reserve for land	-1,035	-1,033
Foreign currency translation adjustment	-6,131	2,302
Remeasurements of defined benefit plans	800	624
Total accumulated other comprehensive income	-6,140	2,194
Share acquisition rights	48	47
Total net assets	98,193	117,826
Total liabilities and net assets	354,376	355,014

(2) Consolidated nine-month statements of profit and loss, and comprehensive income

Consolidated statements of profit and loss of the first nine months of fiscal 2026

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026
Net sales	295,915	304,049
Cost of sales	221,708	223,523
Gross profit	74,207	80,526
Selling, general and administrative expenses	49,292	51,580
Operating profit	24,914	28,946
Non-operating income		
Void ticket	155	169
Foreign exchange gains	—	56
Other	266	346
Total non-operating income	421	572
Non-operating expenses		
Interest expenses	2,598	2,218
Foreign exchange losses	22	—
Other	444	573
Total non-operating expenses	3,065	2,792
Ordinary profit	22,270	26,726
Extraordinary income		
Gain on sale of non-current assets	0	880
Other	—	57
Total extraordinary income	0	938
Extraordinary losses		
Loss on reorganization of subsidiaries and associates	—	9,145
Loss on sale of shares of subsidiaries and associates	—	3,394
Loss on termination of retirement benefit plan	3,323	—
Other	142	114
Total extraordinary losses	3,465	12,654
Profit before income taxes	18,804	15,010
Income taxes - current	8,117	10,530
Income taxes - deferred	730	-31,874
Total income taxes	8,848	-21,343
Profit	9,956	36,354
Profit attributable to owners of parent	9,956	36,354

Consolidated statement of comprehensive income of the first nine months of fiscal 2026

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026
Profit	9,956	36,354
Other comprehensive income		
Valuation difference on available-for-sale securities	19	33
Deferred gains or losses on hedges	32	42
Foreign currency translation adjustment	1,045	8,433
Remeasurements of defined benefit plans, net of tax	3,218	-176
Total other comprehensive income	4,315	8,333
Comprehensive income	14,272	44,688
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	14,272	44,688

(3) Consolidated nine-month statement of cash flows

(Millions of yen)

	Nine months ended July 31, 2025	Nine months ended July 31, 2026
Cash flows from operating activities		
Profit before income taxes	18,804	15,010
Depreciation	26,073	28,558
Amortization of goodwill	1,072	760
Interest expenses	2,598	2,218
Loss (gain) on sale of non-current assets	-0	-880
Loss on reorganization of subsidiaries and associates	―	9,145
Loss (gain) on sale of shares of subsidiaries and associates	―	3,394
Decrease (increase) in trade receivables	-1,755	-935
Decrease (increase) in inventories	1,340	3,173
Increase (decrease) in trade payables	-23	37
Increase (decrease) in provision for bonuses	-1,617	-1,435
Other, net	2,512	-1,579
Subtotal	49,006	57,468
Interest and dividends received	59	76
Interest paid	-3,081	-2,805
Income taxes paid	-9,190	-15,177
Net cash provided by (used in) operating activities	36,794	39,561
Cash flows from investing activities		
Purchase of property, plant and equipment	-24,458	-42,469
Proceeds from sale of property, plant and equipment	1	1,558
Proceeds from sale of investment securities	―	69
Payments for liquidation of subsidiaries and affiliates	―	-4,552
Proceeds from sale of shares of subsidiaries resulting in change in scope of consolidation	―	889
Purchase of intangible assets	-3,495	-3,595
Payments for asset retirement obligations	-337	-228
Other, net	-3,854	-364
Net cash provided by (used in) investing activities	-32,144	-48,693
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	870	33,918
Proceeds from long-term borrowings	―	45,000
Repayments of long-term borrowings	-337	-75,663
Repayments of lease liabilities	-9,424	-9,243
Purchase of treasury shares	-0	-0
Dividends paid	-851	-5,116
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	―	-29,282
Net cash provided by (used in) financing activities	-9,742	-40,387
Effect of exchange rate change on cash and cash equivalents	349	833
Net increase (decrease) in cash and cash equivalents	-4,743	-48,685
Cash and cash equivalents at beginning of period	48,041	80,150
Cash and cash equivalents at end of period	43,297	31,465

(4) Notes to Quarterly Consolidated Financial Statements

(Notes on Segment Information, etc.)

1. For the First Nine Months of the Previous Fiscal Year (From November 1, 2024 to July 31, 2025)

Information on sales and profits or losses by reported segment

(Unit: million yen)

	Reportable segments				Adjustment (Note) 2	Amount on consolidated profit and loss statement (Note) 3
	Parking Business Japan	Mobility Business	Parking Business International (Note) 1	Total		
Sales						
Income from contracts with customers	131,972	89,516	60,223	281,712	—	281,712
Other income (Note)4	10,338	2,283	1,581	14,203	—	14,203
Sales to external customers	142,311	91,800	61,804	295,915	—	295,915
Intersegment sales and transfers	5,051	252	0	5,303	-5,303	—
Total	147,362	92,052	61,804	301,218	-5,303	295,915
Segment profit (loss)	27,565	9,074	-1,767	34,872	-9,958	24,914

(Notes)

1. The segment profit (loss) of -1,767 million yen in Parking Business International includes an amortization of goodwill of -1,072 million yen.
2. The adjustment amount of segment profit (loss) consists of corporate expenses not allocated to each reportable segment. Corporate expenses mainly include costs related to administrative departments such as the General Affairs Department, which are not attributable to the reportable segments.
3. Segment profit (loss) is reconciled with operating profit in the interim consolidated statements of income.
4. Other income includes rental income, etc., based on the "Accounting Standard for Lease Transactions.

2. For the First Nine Months of Fiscal 2026 (from November 1, 2025 to July 31, 2026)

1. Information on sales and profits or losses by reported segment

(Unit: million yen)

	Reportable segments				Adjustment (Note) 2	Amount on consolidated profit and loss statement (Note) 3
	Parking Business Japan	Mobility Business	Parking Business International (Note) 1	Total		
Sales						
Income from contracts with customers	144,557	100,786	43,696	289,041	—	289,041
Other income (Note) 4	11,226	2,268	1,513	15,008	—	15,008
Sales to external customers	155,783	103,055	45,210	304,049	—	304,049
Intersegment sales and transfers	4,921	282	—	5,203	-5,203	—
Total	160,705	103,338	45,210	309,253	-5,203	304,049
Segment profit (loss)	28,496	10,375	400	39,271	-10,325	28,946

(Notes)

1. The segment profit (loss) of -400 million yen in the Parking Business International includes an amortization of goodwill of -760 million yen.
2. The adjustment amount of segment profit (loss) consists of corporate expenses not allocated to each reportable segment. Corporate expenses mainly include costs related to administrative departments such as the General Affairs Department, which are not attributable to the reportable segments.

3. Segment profit (loss) is reconciled with operating profit in the interim consolidated statements of income.
4. Other income includes rental income, etc., based on the "Accounting Standard for Lease Transactions."

2. Information on goodwill and impairment losses on non-current assets by reported segment

[Notes on Changes in Goodwill Amount]

During the second quarter, following the deconsolidation of MEIF II CP Holdings 2 Limited and TIMES24 SINGAPORE PTE. LTD., goodwill pertaining to PARK24 INTERNATIONAL LIMITED and PARK24 SINGAPORE PTE. LTD. in the Parking Business International decreased by 10,378 million yen.

[Notes on Significant Changes in Shareholders' Equity]

During the first quarter, TIMES 24 Co., Ltd., a consolidated subsidiary of the Group, acquired additional shares of MEIF II CP Holdings 2 Limited (CP2), which is also a consolidated subsidiary of the Group. As a result of the share acquisition, capital surplus decreased by 29,282 million yen.

In addition, during the second quarter, following the commencement of liquidation proceedings of CP2 under the UK corporate insolvency law and related events, capital surplus increased by 9,226 million yen as a tax effect adjustment related to differences arising from changes in equity interests.

As a result, capital surplus as of the end of Q3 FY2026 was 8,235 million yen.

[Notes on the Going Concern Assumptions]

There is no applicable matter.