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August 7, 2025

## Non-consolidated Financial Results for the Nine Months Ended June 30, 2025 (Under Japanese GAAP)

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 Listing: Tokyo Stock Exchange  
 Securities code: 4809  
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 Scheduled date to commence dividend payments: —  
 Preparation of supplementary material on quarterly financial results: No  
 Holding of quarterly financial results briefing: No

(Yen amounts are rounded down to millions, unless otherwise noted)

### 1. Non-consolidated financial results for the Nine Months Ended June 30, 2025 (from October 1, 2024 to June 30, 2025)

#### (1) Non-consolidated operating results (cumulative)

(Percentages indicate year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit	
Nine months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2025	13,059	8.6	2,349	11.0	2,121	9.3	1,430	14.2
June 30, 2024	12,029	10.3	2,116	△3.0	1,941	△4.0	1,252	△9.0

	Profit per share	Profit per share after dilution
Nine months ended	Yen	Yen
June 30, 2025	141.76	141.22
June 30, 2024	124.91	124.01

#### (2) Non-consolidated financial position

	Total assets	Net assets	Equity ratio
As of	Millions of yen	Millions of yen	%
June 30, 2025	48,909	20,294	41.4
September 30, 2024	44,456	19,390	43.5

Reference: Equity

As of June 30, 2025: ¥20,241 million  
 As of September 30, 2024: ¥19,347 million

## 2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended September 30, 2024	—	0.00	—	64.00	64.00
Fiscal year ending September 30, 2025	—	0.00	—		
Fiscal year ending September 30, 2025 (Forecast)				67.00	67.00

Note: Revisions to the forecast of cash dividends most recently announced: Yes

## 3. Business Forecasts for the fiscal year ending September 30, 2025 (from October 1, 2024 to September 30, 2025)

(Percentages indicate year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit		Profit per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	yen
Full year	17,500	6.8	3,210	6.2	2,900	4.4	1,970	8.4	194.96

Note: Revisions to the forecast of financial results most recently announced: None

**\* Notes**

(1) Adoption of accounting treatment specific to the preparation of quarterly financial statements: Yes

Note: As for details, refer to page 7 of the attached materials.

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

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: None

(ii) Changes in accounting policies due to other reasons: None

(iii) Changes in accounting estimates: None

(iv) Restatement: None

(3) Number of issued shares (common shares)

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

As of June 30, 2025	10,440,600 shares
As of September 30, 2024	10,369,600 shares

(ii) Number of treasury shares at the end of the period

As of June 30, 2025	297,152 shares
As of September 30, 2024	297,152 shares

(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Nine months ended June 30, 2025	10,091,898 shares
Nine months ended June 30, 2024	10,029,577 shares

Note: The total number of treasury shares at the end of the period included shares of the Company held by the Employee Stock Ownership Plan Trust (248,736 shares as of June 30, 2025 and 248,736 shares as of September 30, 2024).

\* Quarterly financial results reports are not subject to review by certified public accountants or audit firms.

\* Explanations and other special notes concerning the appropriate use of business performance forecasts

The business performance forecasts given in this document are based on assumptions, prospects, and future business plans, currently available on the date this document was published. Actual results may differ from these forecasts for a variety of reasons. For other matters relating to the forecasts, please refer to “1. (3) Future Outlook” on page 3 of the attached materials.

## Attached Materials

### Index

1. Overview of Operating Results, etc. ....	2
(1) Operating Results .....	2
(2) Financial Position .....	3
(3) Future Outlook .....	3
2. Financial Statements and Notes .....	4
(1) Balance Sheet .....	4
(2) Statement of Profit and Loss .....	6
(3) Notes to Financial Statements .....	7

## 1. Overview of Operating Results, etc.

### (1) Operating Results

During the first nine months of the current fiscal year (October 1, 2024 to June 30, 2025), the Japanese economy continued to recover in terms of economic activities while being affected by rising prices, showing improvement trends in capital investment, consumer spending, and employment conditions.

In the parking industry to which our company belongs, sales remained resilient, particularly driven by factors such as chronic parking shortages in major urban areas, parking demand associated with construction, and rebound in personal consumption.

Under these circumstances, the Company conducted aggressive sales activities and focused on improving profitability by developing new parking lots and setting flexible rate changes at existing parking lots.

Overall, during the first nine months of the fiscal year, the number of newly developed parking was 247 lots with 9,216 spaces, while the number of closed parking was 134 lots with 2,676 spaces (net increase was 113 lots with 6,540 spaces). Total of 2,562 lots with 46,971 spaces is available as of June 30, 2025.

As a result, in the first nine months of the fiscal year under review, the net sales was ¥ 13,059 million (up 8.6% year-on-year), operating profit was ¥ 2,349 million (up 11.0% year-on-year), ordinary profit was ¥ 2,121 million (up 9.3% year-on-year), and profit was ¥ 1,430 million (up 14.2% year-on-year).

The results of each type of parking business are as follows.

#### (Leased parking Business)

During the first nine months of the fiscal year, the number of newly developed leased parking was 222 lots with 8,864 spaces, while the number of closed leased parking was 132 lots with 2,616 spaces (net increase was 90 lots with 6,248 spaces). The number of newly developed parking spaces was approximately 1.4 times as many as that of the same period of the previous year, including 20 parking lots with 5,313 spaces attached to facilities (excluding attached to convenience stores). As a result, a total of 2,234 lots with 41,244 spaces is available as of June 30, 2025. The net sales of leased parking business was ¥ 10,476 million (up 8.0% year-on-year), and gross profit was ¥ 1,912 million (up 9.1% year-on-year).

#### (Owned parking Business)

During the first nine months of the fiscal year, owned parking lots were developed in Sapporo City (10 lots with 137 spaces), in Hakodate City (11 spaces), in Aomori City (31 spaces), in Akita City (2 lots with 50 spaces), in Sendai City (14 spaces), in Niigata City (2 lots with 32 spaces), in Katsushika-ku, Tokyo (4 spaces), in Arakawa-ku, Tokyo (4 spaces), in Kokubunji City, Tokyo (4 spaces), in Kawasaki City (6 spaces), in Nagoya City (2 lots with 20 spaces), in Kochi City (28 spaces) and in Kagoshima City (6 spaces). In addition, by acquiring land adjacent to an existing parking lot, the Company added new parking spaces in Osaka City (5 spaces). On the other hand, due to layout modifications, the Company reduced a parking space in Sendai City (1 space), and as part of portfolio restructuring, sold parking lots (land) in Aomori City (55 spaces) and in Sendai City (4 spaces). This sale resulted in a gain on the sale of fixed assets of ¥ 14 million. As a result, the number of newly developed owned parking was 25 lots with 352 spaces, while the number of closed owned parking was 2 lots with 60 spaces. A total of 328 lots with 5,727 spaces is available as of June 30, 2025. The net sales of owned parking business was ¥ 2,129 million (up 12.0% year-on-year), and gross profit was ¥ 1,724 million (up 11.8% year-on-year).

Furthermore, the Company acquired land for parking in Asahikawa City (15 spaces), in Otaru City (16 spaces), in Shinjuku-ku, Tokyo (5 spaces), in Nagoya City (6 spaces), in Toyama City (4 spaces) which are scheduled to be opened in the fourth quarter or later.

(Others)

During the first nine months of the fiscal year, the net sales except for car parking business, including real estate leasing, vending machine, bike/bus/cycle parking, and solar power generation, was ¥ 453 million (up 5.0% year-on-year).

Sales results of each type of parking business for the current fiscal year are as follows.

	Nine months ended June 30, 2024	Nine months ended June 30, 2025	Fiscal year ended September 30, 2024
Types	Sales (Millions of yen)	Sales (Millions of yen)	Sales (Millions of yen)
Leased parking Business	9,696	10,476	13,188
Owned parking Business	1,900	2,129	2,604
Others	432	453	587
Total	12,029	13,059	16,380

## (2) Financial Position

Total assets at the end of the nine months of the fiscal year under review increased by ¥ 4,452 million from the end of the previous fiscal year, to ¥ 48,909 million. It was mainly due to an increase in land (¥ 3,482 million) and an increase in leased assets (¥ 389 million) in property, plant and equipment.

Total liabilities at the end of the nine months of the fiscal year under review increased by ¥ 3,548 million, to ¥ 28,614 million. It was mainly due to an increase in borrowings (¥ 3,001 million).

Total net assets at the end of the nine months of the fiscal year under review increased by ¥ 904 million, to ¥ 20,294 million. It was mainly due to an increase in retained earnings (¥ 770 million). As a result, the equity ratio shifted to 41.4% from 43.5% at the end of the previous fiscal year.

## (3) Future Outlook

In Japan, business confidence is improving due to a recovery in consumer spending and the employment environment, although prices are rising. In the parking industry, hourly parking lot is in short supply, especially in big cities, and the supply-demand balance is tight.

Under these circumstances, the Company will continue to conduct aggressive sales activities, and will also make efforts to improve the profitability of existing parking lots by setting flexible rate changes. In addition, the Company works on redevelopment projects and commercial building parking lot projects by taking advantage of business alliances with major real estate developers and real estate brokerage firms. And, the Company will focus on acquiring land for parking lots and aim to expand the Company's business and base earnings, taking into consideration demographic trends and other indicators.

As for the future outlook for the fiscal year ending September 30, 2025, while the Company anticipates an approximately 10% increase in selling, general and administrative expenses due to business expansion, the development and utilization of parking lots are expected to remain steady. There are no revisions to the business forecasts for the fiscal year ending September 30, 2025, which was announced on November 8, 2024. Regarding the year-end dividend forecast, as stated in the "Notice Concerning Revision to Dividend Forecasts (Increase)" dated August 7, 2025, we decided to increase the dividend by 2 yen from the previous forecast to 67 yen per share.

\*The forecasts are based on information available to the Company at this time, and include potential risks and uncertainties. Therefore, actual results may differ from the announced forecasts.

## 2. Financial Statements and Notes

### (1) Balance Sheet

(Millions of yen)

	As of September 30, 2024	As of June 30, 2025
<b>Assets</b>		
Current assets		
Cash and deposits	3,544	3,571
Accounts receivable - trade	249	294
Prepaid expenses	696	726
Other	59	28
Allowance for doubtful accounts	(1)	(3)
Total current assets	4,548	4,618
Non-current assets		
Property, plant and equipment		
Buildings, net	694	888
Machinery and equipment, net	536	480
Land	36,092	39,575
Leased assets, net	1,150	1,540
Other, net	648	926
Total property, plant and equipment	39,122	43,410
Intangible assets	51	140
Investments and other assets	733	738
Total non-current assets	39,908	44,290
Total assets	44,456	48,909
<b>Liabilities</b>		
Current liabilities		
Accounts payable - trade	397	480
Short-term borrowings	—	358
Current portion of long-term borrowings	2,638	2,814
Income taxes payable	465	306
Provision for bonuses	43	21
Other	790	978
Total current liabilities	4,334	4,961
Non-current liabilities		
Long-term borrowings	19,248	21,715
Lease liabilities	966	1,331
Provision for share awards	48	50
Asset retirement obligations	339	430
Other	129	125
Total non-current liabilities	20,732	23,653
Total liabilities	25,066	28,614

(Millions of yen)

	As of September 30, 2024	As of June 30, 2025
Net assets		
Shareholders' equity		
Share capital	1,903	1,962
Capital surplus	2,347	2,405
Retained earnings	15,473	16,243
Treasury shares	(375)	(375)
Total shareholders' equity	19,348	20,235
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	6	8
Deferred gains or losses on hedges	(7)	(2)
Total valuation and translation adjustments	(1)	5
Share acquisition rights	42	53
Total net assets	19,390	20,294
Total liabilities and net assets	44,456	48,909



## (2) Statement of Profit and Loss

(Millions of yen)

	Nine months ended June 30, 2024	Nine months ended June 30, 2025
Net sales	12,029	13,059
Cost of sales	8,480	9,162
Gross profit	3,548	3,896
Selling, general and administrative expenses	1,431	1,547
Operating profit	2,116	2,349
Non-operating income		
Interest income	0	1
Dividend income	0	1
Gain on forfeiture of unclaimed dividends	0	0
Commission income	—	5
Compensation income	2	—
Other	1	0
Total non-operating income	5	9
Non-operating expenses		
Interest expenses	179	236
Other	0	0
Total non-operating expenses	180	237
Ordinary profit	1,941	2,121
Extraordinary income		
Gain on sale of non-current assets	—	14
Total extraordinary income	—	14
Extraordinary losses		
Loss on retirement of non-current assets	20	55
Loss on sale of non-current assets	—	0
Cost of new banknote support	91	—
Total extraordinary losses	112	56
Profit before income taxes	1,829	2,080
Income taxes	576	649
Profit	1,252	1,430

(3) Notes to Financial Statements  
(Notes on going concern assumption)  
Not applicable.

(Notes on significant changes to shareholders' equity)  
Not applicable.

(Adoption of accounting treatment specific to the preparation of quarterly financial statements)  
Calculation of tax expense

Tax expenses are calculated by reasonably estimating the effective tax rate after applying tax effect accounting to profit before income taxes for the current fiscal year, which includes the third quarter ended June 30, 2025, and then multiplying profit before income taxes for the nine months by the said estimated effective tax rate.

(Notes to Quarterly Cash Flow Statement)

Quarterly statements of cash flows for the nine months ended June 30, 2025 are not prepared.

Depreciation and amortization expenses (including amortization expenses related to intangible assets) for the nine months ended June 30, 2025 are as follows

	Nine months ended June 30, 2024	Nine months ended June 30, 2025
Depreciation and amortization expenses (Millions of yen)	388	450

(Segment information)

**Nine months ended June 30, 2024**

The segment information is omitted, as the Company has a single segment related to the parking lot development, operation and management business.

**Nine months ended June 30, 2025**

The segment information is omitted, as the Company has a single segment related to the parking lot development, operation and management business.