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February 6, 2026

## Non-consolidated Financial Results for the Three Months Ended December 31, 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: None  
 Holding of quarterly financial results briefing: None

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

### 1. Non-consolidated financial results for the Three Months Ended December 31, 2025 (from October 1, 2025 to December 31, 2025)

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

(Percentages indicate year-on-year changes)

|                    | Net sales       |      | Operating profit |     | Ordinary profit |      | Profit          |      |
|--------------------|-----------------|------|------------------|-----|-----------------|------|-----------------|------|
|                    | Millions of yen | %    | Millions of yen  | %   | Millions of yen | %    | Millions of yen | %    |
| Three months ended |                 |      |                  |     |                 |      |                 |      |
| December 31, 2025  | 4,637           | 5.2  | 867              | 1.4 | 775             | △1.3 | 534             | △0.1 |
| December 31, 2024  | 4,410           | 10.9 | 855              | 9.5 | 785             | 7.9  | 534             | 10.3 |

|                    | Profit per share | Profit per share after dilution |
|--------------------|------------------|---------------------------------|
|                    | Yen              | Yen                             |
| Three months ended |                  |                                 |
| December 31, 2025  | 52.78            | 52.68                           |
| December 31, 2024  | 53.11            | 52.92                           |

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

|                    | Total assets    | Net assets      | Equity ratio |
|--------------------|-----------------|-----------------|--------------|
| As of              | Millions of yen | Millions of yen | %            |
| December 31, 2025  | 50,350          | 20,651          | 40.9         |
| September 30, 2025 | 49,440          | 20,912          | 42.2         |

Reference: Equity

As of December 31, 2025: ¥20,594 million  
 As of September 30, 2025: ¥20,859 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, 2025             | —                          | 0.00               | —                 | 67.00           | 67.00 |
| Fiscal year ending September 30, 2026            | —                          |                    |                   |                 |       |
| Fiscal year ending September 30, 2026 (Forecast) |                            | 0.00               | —                 | 70.00           | 70.00 |

Note: Revisions to the forecast of cash dividends most recently announced: None

## 3. Business Forecasts for the fiscal year ending September 30, 2026 (from October 1, 2025 to September 30, 2026)

(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              |
| Interim   | 9,100           | 5.4 | 1,630            | 4.3 | 1,450           | 2.3 | 990             | 3.3 | 97.96            |
| Full year | 18,600          | 5.5 | 3,430            | 5.0 | 3,040           | 3.1 | 2,090           | 2.2 | 206.95           |

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 December 31, 2025  | 10,440,600 shares |
| As of September 30, 2025 | 10,440,600 shares |

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

|                          |                |
|--------------------------|----------------|
| As of December 31, 2025  | 349,152 shares |
| As of September 30, 2025 | 297,152 shares |

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

|                                      |                   |
|--------------------------------------|-------------------|
| Three months ended December 31, 2025 | 10,121,575 shares |
| Three months ended December 31, 2024 | 10,072,448 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 (300,736 shares as of December 31, 2025 and 248,736 shares as of September 30, 2025).

\* Quarterly financial results reports are exempt from quarterly review conducted by certified public accountants or an audit corporation.

\* 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 three months of the current fiscal year (October 1, 2025 to December 31, 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 three months of the fiscal year, the number of newly developed parking was 107 lots with 3,147 spaces, while the number of closed parking was 51 lots with 1,563 spaces (net increase was 56 lots with 1,584 spaces). Total of 2,654 lots with 49,816 spaces is available as of December 31, 2025.

As a result, in the first three months of the fiscal year under review, the net sales was ¥ 4,637 million (up 5.2% year-on-year), operating profit was ¥ 867 million (up 1.4% year-on-year), ordinary profit was ¥ 775 million (down 1.3% year-on-year), and profit was ¥ 534 million (down 0.1% year-on-year).

During the first three months of the fiscal year, ordinary profit and profit decreased slightly year on year. This was mainly due to higher-than-expected initial costs, such as brokerage fees and installation expenses, related to the development of new leased parking; a decline in net sales during expansion-related renovation work at owned parking lots in Shinjuku-ku, Tokyo; and increased expenses due to office expansion and renovation, as well as salary increases implemented in March–April 2025 to recruit and retain talent.

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

#### (Leased parking Business)

During the first three months of the fiscal year, the number of newly developed leased parking was 100 lots with 3,086 spaces, while the number of closed leased parking was 50 lots with 1,558 spaces (net increase was 50 lots with 1,528 spaces). The number of newly developed leased parking included 6 parking lots with 1,681 spaces attached to facilities (excluding those attached to convenience stores). As a result, a total of 2,315 lots with 43,987 spaces is available as of December 31, 2025. The net sales of leased parking business was ¥ 3,705 million (up 4.4% year-on-year), and gross profit was ¥ 717 million (up 1.6% year-on-year).

#### (Owned parking Business)

During the first three months of the fiscal year, owned parking lots were developed in Sapporo City (3 lots with 26 spaces), in Kushiro City (12 spaces), in Nagoya City (6 spaces), in Kagoshima City (2 lots with 12 spaces). In addition, by acquiring land adjacent to an existing parking lot, the Company added new parking spaces Shinjuku-ku, Tokyo (5 spaces). On the other hand, as part of portfolio restructuring, the Company sold parking lots (land) in Sapporo City (5 spaces). This sale resulted in a gain on the sale of fixed assets of ¥ 7 million. As a result, the net increase in owned parking was 6 lots with 56 spaces. A total of 339 lots with 5,829 spaces is available as of December 31, 2025. The net sales of owned parking business was ¥ 772 million (up 7.5% year-on-year), and gross profit was ¥ 630 million (up 7.3% year-on-year).

Furthermore, the Company acquired land for parking in Sapporo City (7 spaces), in Hachinohe City (7 spaces), in Osaka City (4 spaces) which are scheduled to be opened in the second quarter or later.

(Others)

During the first three 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 ¥ 158 million (up 10.9% year-on-year).

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

|                         | Three months ended<br>December 31, 2024 | Three months ended<br>December 31, 2025 | Fiscal year ended<br>September 30, 2025 |
|-------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------------|
| Types                   | Sales (Millions of yen)                 | Sales (Millions of yen)                 | Sales (Millions of yen)                 |
| Leased parking Business | 3,548                                   | 3,705                                   | 14,091                                  |
| Owned parking Business  | 718                                     | 772                                     | 2,907                                   |
| Others                  | 143                                     | 158                                     | 631                                     |
| Total                   | 4,410                                   | 4,637                                   | 17,630                                  |

## (2) Financial Position

Total assets at the end of the three months of the fiscal year under review increased by ¥ 910 million from the end of the previous fiscal year, to ¥ 50,350 million. It was mainly due to an increase in land (¥ 519 million) and an increase in leased assets (¥ 266 million) in property, plant and equipment.

Total liabilities at the end of the three months of the fiscal year under review increased by ¥ 1,171 million, to ¥ 29,698 million. It was mainly due to an increase in borrowings (¥ 1,103 million).

Total net assets at the end of the three months of the fiscal year under review decreased by ¥ 261 million, to ¥ 20,651 million. It was mainly due to a decrease in retained earnings resulting from dividend payments (¥ 696 million). As a result, the equity ratio shifted to 40.9% from 42.2% 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, 2026, 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, 2026, which was announced on November 7, 2025.

\*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, 2025 | As of December 31, 2025 |
|-----------------------------------------|--------------------------|-------------------------|
| <b>Assets</b>                           |                          |                         |
| Current assets                          |                          |                         |
| Cash and deposits                       | 3,671                    | 3,561                   |
| Accounts receivable - trade             | 291                      | 286                     |
| Prepaid expenses                        | 739                      | 719                     |
| Other                                   | 33                       | 137                     |
| Allowance for doubtful accounts         | △3                       | △3                      |
| Total current assets                    | 4,732                    | 4,702                   |
| Non-current assets                      |                          |                         |
| Property, plant and equipment           |                          |                         |
| Buildings, net                          | 871                      | 880                     |
| Structures, net                         | 495                      | 527                     |
| Land                                    | 39,747                   | 40,267                  |
| Leased assets, net                      | 1,733                    | 2,000                   |
| Other, net                              | 973                      | 917                     |
| Total property, plant and equipment     | 43,822                   | 44,593                  |
| Intangible assets                       | 147                      | 230                     |
| Investments and other assets            | 738                      | 823                     |
| Total non-current assets                | 44,707                   | 45,648                  |
| Total assets                            | 49,440                   | 50,350                  |
| <b>Liabilities</b>                      |                          |                         |
| Current liabilities                     |                          |                         |
| Accounts payable - trade                | 465                      | 475                     |
| Short-term borrowings                   | —                        | 505                     |
| Current portion of long-term borrowings | 2,788                    | 2,879                   |
| Income taxes payable                    | 606                      | 289                     |
| Provision for bonuses                   | 45                       | 22                      |
| Other                                   | 1,070                    | 1,204                   |
| Total current liabilities               | 4,976                    | 5,376                   |
| Non-current liabilities                 |                          |                         |
| Long-term borrowings                    | 21,427                   | 21,934                  |
| Lease liabilities                       | 1,508                    | 1,750                   |
| Provision for share awards              | 56                       | 60                      |
| Asset retirement obligations            | 439                      | 436                     |
| Other                                   | 119                      | 140                     |
| Total non-current liabilities           | 23,551                   | 24,322                  |
| Total liabilities                       | 28,527                   | 29,698                  |

(Millions of yen)

|                                                       | As of September 30, 2025 | As of December 31, 2025 |
|-------------------------------------------------------|--------------------------|-------------------------|
| Net assets                                            |                          |                         |
| Shareholders' equity                                  |                          |                         |
| Share capital                                         | 1,962                    | 1,962                   |
| Capital surplus                                       | 2,405                    | 2,405                   |
| Retained earnings                                     | 16,857                   | 16,695                  |
| Treasury shares                                       | △375                     | △481                    |
| Total shareholders' equity                            | 20,849                   | 20,581                  |
| Valuation and translation adjustments                 |                          |                         |
| Valuation difference on available-for-sale securities | 10                       | 12                      |
| Deferred gains or losses on hedges                    | △1                       | △0                      |
| Total valuation and translation adjustments           | 9                        | 12                      |
| Share acquisition rights                              | 53                       | 57                      |
| Total net assets                                      | 20,912                   | 20,651                  |
| Total liabilities and net assets                      | 49,440                   | 50,350                  |



## (2) Statement of Profit and Loss

(Millions of yen)

|                                              | Three months ended<br>December 31, 2024 | Three months ended<br>December 31, 2025 |
|----------------------------------------------|-----------------------------------------|-----------------------------------------|
| Net sales                                    | 4,410                                   | 4,637                                   |
| Cost of sales                                | 3,035                                   | 3,201                                   |
| Gross profit                                 | 1,375                                   | 1,435                                   |
| Selling, general and administrative expenses | 519                                     | 568                                     |
| Operating profit                             | 855                                     | 867                                     |
| Non-operating income                         |                                         |                                         |
| Interest income                              | 0                                       | 0                                       |
| Dividend income                              | 0                                       | 0                                       |
| Commission income                            | 2                                       | 0                                       |
| Subsidy income                               | —                                       | 0                                       |
| Other                                        | 0                                       | 0                                       |
| Total non-operating income                   | 3                                       | 0                                       |
| Non-operating expenses                       |                                         |                                         |
| Interest expenses                            | 73                                      | 92                                      |
| Other                                        | 0                                       | 0                                       |
| Total non-operating expenses                 | 73                                      | 92                                      |
| Ordinary profit                              | 785                                     | 775                                     |
| Extraordinary income                         |                                         |                                         |
| Gain on sale of non-current assets           | —                                       | 7                                       |
| Total extraordinary income                   | —                                       | 7                                       |
| Extraordinary losses                         |                                         |                                         |
| Loss on retirement of non-current assets     | 5                                       | 4                                       |
| Total extraordinary losses                   | 5                                       | 4                                       |
| Profit before income taxes                   | 779                                     | 778                                     |
| Income taxes                                 | 244                                     | 244                                     |
| Profit                                       | 534                                     | 534                                     |

(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 income before income taxes for the current fiscal year, which includes the first quarter ended December 31, 2025, and then multiplying income before income taxes for the three months by the said estimated effective tax rate.

(Notes to Quarterly Cash Flow Statement)

Quarterly statements of cash flows for the three months ended December 31, 2025 are not prepared.

Depreciation and amortization expenses (including amortization expenses related to intangible assets) for the three months ended December 31, 2025 are as follows

|                                                                | Three months ended<br>December 31, 2024 | Three months ended<br>December 31, 2025 |
|----------------------------------------------------------------|-----------------------------------------|-----------------------------------------|
| Depreciation and<br>amortization expenses<br>(Millions of yen) | 137                                     | 178                                     |

(Segment information)

**Three months ended December 31, 2024**

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

**Three months ended December 31, 2025**

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