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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	
Three months ended December 31, 2025	Millions of yen 4,637	% 5.2	Millions of yen 867	% 1.4	Millions of yen 775	% △1.3	Millions of yen 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
Three months ended December 31, 2025	Yen 52.78	Yen 52.68
December 31, 2024	53.11	52.92

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

	Total assets	Net assets	Equity ratio
As of December 31, 2025	Millions of yen 50,350	Millions of yen 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
Fiscal year ended September 30, 2025	— Yen	0.00 Yen	— Yen	67.00 Yen	67.00 Yen
Fiscal year ending September 30, 2026	— Yen	— Yen	— Yen	— Yen	— Yen
Fiscal year ending September 30, 2026 (Forecast)	— Yen	0.00 Yen	— Yen	70.00 Yen	70.00 Yen

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.

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## 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 December 31, 2024	Three months ended December 31, 2025	Fiscal year ended 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	<u>4,732</u>	<u>4,702</u>
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	<u>43,822</u>	<u>44,593</u>
Intangible assets	147	230
Investments and other assets	738	823
Total non-current assets	<u>44,707</u>	<u>45,648</u>
Total assets	<u>49,440</u>	<u>50,350</u>
<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	<u>4,976</u>	<u>5,376</u>
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	<u>23,551</u>	<u>24,322</u>
Total liabilities	<u>28,527</u>	<u>29,698</u>

(Millions of yen)

	As of September 30, 2025	As of December 31, 2025
<b>Net assets</b>		
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
<b>Total net assets</b>	<b>20,912</b>	<b>20,651</b>
<b>Total liabilities and net assets</b>	<b>49,440</b>	<b>50,350</b>

(2) Statement of Profit and Loss

(Millions of yen)

	Three months ended December 31, 2024	Three months ended 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 December 31, 2024	Three months ended December 31, 2025
Depreciation and amortization expenses (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.