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May 13, 2026

Non-consolidated Interim Financial Results for the Six Months Ended March 31, 2026 (Under Japanese GAAP)

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 Listing: Tokyo Stock Exchange
 Securities code: 4809
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 Scheduled date to file interim securities report: May 15, 2026
 Scheduled date to commence dividend payments: —
 Preparation of supplementary material on quarterly financial results: Yes
 Holding of quarterly financial results briefing: Yes

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

1. Non-consolidated financial results for the Six Months Ended March 31, 2026 (from October 1, 2025 to March 31, 2026)

(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	%
Six months ended								
March 31, 2026	9,142	5.8	1,513	△3.2	1,328	△6.3	897	△6.4
March 31, 2025	8,636	9.7	1,563	11.0	1,417	9.1	958	12.6

	Profit per share	Profit per share after dilution
Six months ended	Yen	Yen
March 31, 2026	88.77	88.58
March 31, 2025	95.17	94.79

(2) Non-consolidated financial position

	Total assets	Net assets	Equity ratio
As of	Millions of yen	Millions of yen	%
March 31, 2026	51,737	21,024	40.5
September 30, 2025	49,440	20,912	42.2

Reference: Equity
 As of March 31, 2026: ¥20,963 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	—	0.00			
Fiscal year ending September 30, 2026 (Forecast)			—	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
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 interim financial statements: Yes

Note: As for details, refer to page 8 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 March 31, 2026	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 March 31, 2026	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)

Six months ended March 31, 2026	10,106,677 shares
Six months ended March 31, 2025	10,072,662 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 March 31, 2026 and 248,736 shares as of September 30, 2025).

* Interim 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.

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1. Overview of Operating Results, etc.

(1) Operating Results

During the first six months of the current fiscal year (October 1, 2025 to March 31, 2026), 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 six months of the fiscal year, the number of newly developed parking was 187 lots with 5,685 spaces, while the number of closed parking was 109 lots with 2,917 spaces (net increase was 78 lots with 2,768 spaces). Total of 2,676 lots with 51,000 spaces is available as of March 31, 2026.

As a result, in the first six months of the fiscal year under review, the net sales was ¥ 9,142 million (up 5.8% year-on-year), operating profit was ¥ 1,513 million (down 3.2% year-on-year), ordinary profit was ¥ 1,328 million (down 6.3% year-on-year), and profit was ¥ 897 million (down 6.4% year-on-year).

During the first half of the fiscal year, operating profit, ordinary profit and profit decreased year-on-year despite an increase in gross profit, 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; lower-than-expected gross profit from current fiscal year openings during the winter season due to a particularly strong pace of new openings in northern Japan (in that area, net sales from current fiscal year openings increased 69% year-on-year, while cost of sales increased 106%); lower net sales and higher snow-removal costs due to heavy snowfall in Hokkaido, Aomori, and Niigata during January–February 2026; 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 six months of the fiscal year, the number of newly developed leased parking was 175 lots with 5,560 spaces, while the number of closed leased parking was 107 lots with 2,907 spaces (net increase was 68 lots with 2,653 spaces). The number of newly developed leased parking included 12 parking lots with 2,350 spaces attached to facilities (excluding those attached to convenience stores). As a result, a total of 2,333 lots with 45,112 spaces is available as of March 31, 2026. The net sales of leased parking business was ¥ 7,314 million (up 5.2% year-on-year), and gross profit was ¥ 1,265 million (down 0.7% year-on-year). As for existing leased parking lots (those that have been in operation for at least one year), net sales was ¥ 6,483 million (up 6.5% year-on-year), and gross profit was ¥ 1,249 million (up 7.1% year-on-year).

(Owned parking Business)

During the first six months of the fiscal year, owned parking lots were developed in Sapporo City (3 lots with 26 spaces), in Kushiro City (12 spaces), in Aomori City (26 spaces), in Hachinohe City (7 spaces), in Nagoya City (2 lots with 16 spaces), in Osaka City (4 spaces), in Yokkaichi City (8 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 in Sapporo City (9 spaces), in Shinjuku-ku, Tokyo (5 spaces). On the other hand, as part of portfolio restructuring, the Company sold parking lots (land) in Sapporo City (2 lots with 10 spaces). This sale resulted in a gain on sale of non-current assets of ¥ 9 million. As a result, the net increase in owned parking was 10 lots with 115 spaces. A total of 343 lots with 5,888 spaces is available as of March 31, 2026. The net sales of owned parking business was ¥ 1,516 million (up 8.2% year-on-year), and gross profit was ¥ 1,215 million (up 7.1% year-on-year).

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

(Others)

During the first six 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 ¥ 310 million (up 8.9% year-on-year).

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

	Six months ended March 31, 2025	Six months ended March 31, 2026	Fiscal year ended September 30, 2025
Types	Sales (Millions of yen)	Sales (Millions of yen)	Sales (Millions of yen)
Leased parking Business	6,950	7,314	14,091
Owned parking Business	1,401	1,516	2,907
Others	284	310	631
Total	8,636	9,142	17,630

(2) Financial Position

Total assets at the end of the six months of the fiscal year under review increased by ¥ 2,297 million from the end of the previous fiscal year, to ¥ 51,737 million. It was mainly due to an increase in land (¥ 1,023 million) and an increase in leased assets (¥ 382 million) in property, plant and equipment.

Total liabilities at the end of the six months of the fiscal year under review increased by ¥ 2,185 million, to ¥ 30,713 million. It was mainly due to an increase in borrowings (¥ 1,637 million).

Total net assets at the end of the six months of the fiscal year under review increased by ¥ 111 million, to ¥ 21,024 million. It was mainly due to an increase in retained earnings (¥ 200 million). As a result, the equity ratio shifted to 40.5% from 42.2% at the end of the previous fiscal year.

<Cash Flows>

The cash and cash equivalents at the end of the six months of the fiscal year increased by ¥ 372 million from the end of the previous fiscal year, to ¥ 4,014 million. The main reasons were as follows.

(Cash flows from operating activities)

The cash and cash equivalents provided by operating activities decreased by ¥ 156 million from the same period of the previous fiscal year, to ¥ 1,269 million. It was mainly due to the profit before income taxes (¥ 1,305 million), depreciation (¥ 373 million), and income taxes paid (¥ 514 million).

(Cash flows from investing activities)

The cash and cash equivalents used in investing activities decreased by ¥ 948 million from the same period of the previous fiscal year, to ¥ 1,524 million. It was mainly due to purchase of property, plant and equipment (¥ 1,352 million).

(Cash flows from financing activities)

The cash and cash equivalents provided by financing activities decreased by ¥ 455 million from the same period of the previous fiscal year, to ¥ 627 million. It was mainly due to proceeds from borrowings (¥ 3,576 million), repayments of borrowings (¥ 1,938 million), repayments of lease obligations (¥ 208 million), and cash dividends paid (¥ 695 million).

(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 March 31, 2026
Assets		
Current assets		
Cash and deposits	3,671	4,044
Accounts receivable - trade	291	295
Prepaid expenses	739	790
Other	33	34
Allowance for doubtful accounts	△3	△3
Total current assets	4,732	5,161
Non-current assets		
Property, plant and equipment		
Buildings, net	871	869
Structures, net	495	536
Land	39,747	40,771
Leased assets, net	1,733	2,115
Other, net	973	1,131
Total property, plant and equipment	43,822	45,424
Intangible assets	147	209
Investments and other assets	738	942
Total non-current assets	44,707	46,575
Total assets	49,440	51,737
Liabilities		
Current liabilities		
Accounts payable - trade	465	494
Short-term borrowings	—	202
Current portion of long-term borrowings	2,788	3,042
Income taxes payable	606	498
Provision for bonuses	45	42
Other	1,070	1,309
Total current liabilities	4,976	5,588
Non-current liabilities		
Long-term borrowings	21,427	22,608
Lease liabilities	1,508	1,851
Provision for share awards	56	70
Asset retirement obligations	439	442
Other	119	151
Total non-current liabilities	23,551	25,125
Total liabilities	28,527	30,713

(Millions of yen)

	As of September 30, 2025	As of March 31, 2026
Net assets		
Shareholders' equity		
Share capital	1,962	1,962
Capital surplus	2,405	2,405
Retained earnings	16,857	17,058
Treasury shares	△375	△481
Total shareholders' equity	20,849	20,944
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	10	17
Deferred gains or losses on hedges	△1	0
Total valuation and translation adjustments	9	18
Share acquisition rights	53	60
Total net assets	20,912	21,024
Total liabilities and net assets	49,440	51,737

(2) Statement of Profit and Loss

(Millions of yen)

	Six months ended March 31, 2025	Six months ended March 31, 2026
Net sales	8,636	9,142
Cost of sales	6,068	6,490
Gross profit	2,568	2,651
Selling, general and administrative expenses	1,005	1,138
Operating profit	1,563	1,513
Non-operating income		
Interest income	1	3
Dividend income	0	0
Gain on forfeiture of unclaimed dividends	0	0
Commission income	2	0
Other	0	0
Total non-operating income	5	5
Non-operating expenses		
Interest expenses	151	190
Other	0	0
Total non-operating expenses	151	190
Ordinary profit	1,417	1,328
Extraordinary income		
Gain on sale of non-current assets	11	9
Total extraordinary income	11	9
Extraordinary losses		
Loss on retirement of non-current assets	38	31
Loss on sale of non-current assets	0	—
Total extraordinary losses	39	31
Profit before income taxes	1,389	1,305
Income taxes	431	408
Profit	958	897

(3) Statement of Cash Flows

(Millions of yen)

	Six months ended March 31, 2025	Six months ended March 31, 2026
Cash flows from operating activities		
Profit before income taxes	1,389	1,305
Depreciation	286	373
Increase (decrease) in provision for bonuses	△2	△3
Increase (decrease) in provision for share awards	2	14
Interest and dividend income	△1	△3
Interest expenses	151	190
Loss (gain) on sale of non-current assets	△11	△9
Loss on retirement of non-current assets	38	31
Decrease (increase) in trade receivables	△22	△4
Increase (decrease) in trade payables	31	29
Decrease (increase) in other current assets	21	△51
Increase (decrease) in other current liabilities	14	△6
Other, net	51	103
Subtotal	1,951	1,969
Interest and dividends received	1	3
Interest paid	△149	△189
Income taxes paid	△377	△514
Net cash provided by (used in) operating activities	1,425	1,269
Cash flows from investing activities		
Purchase of property, plant and equipment	△2,497	△1,352
Proceeds from sale of property, plant and equipment	134	100
Purchase of intangible assets	△84	△72
Payments of leasehold and guarantee deposits	△1	△86
Purchase of investment securities	—	△109
Other, net	△23	△3
Net cash provided by (used in) investing activities	△2,473	△1,524
Cash flows from financing activities		
Proceeds from short-term borrowings	465	606
Repayments of short-term borrowings	△312	△404
Proceeds from long-term borrowings	3,174	2,970
Repayments of long-term borrowings	△1,426	△1,534
Proceeds from issuance of shares	1	—
Purchase of treasury shares	—	△105
Repayments of lease liabilities	△159	△208
Dividends paid	△659	△695
Net cash provided by (used in) financing activities	1,082	627
Net increase (decrease) in cash and cash equivalents	35	372
Cash and cash equivalents at beginning of period	3,514	3,641
Cash and cash equivalents at end of period	3,549	4,014

(4) 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 interim 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 second quarter ended March 31, 2026, and then multiplying profit before income taxes for the six months by the said estimated effective tax rate.

(Changes in accounting policies)

Not applicable.

(Changes in accounting estimates)

Not applicable.

(Notes to Statement of Profit and Loss)

Major components of selling, general and administrative expenses are as follows

	Six months ended March 31, 2025	Six months ended March 31, 2026
Salaries and allowances (Millions of yen)	266	298
Provision for bonuses (Millions of yen)	40	42

(Notes to Statement of Cash Flows)

The relationship between the interim period-end balance of cash and cash equivalents and the corresponding amounts reported in the interim balance sheet is as follows

	Six months ended March 31, 2025	Six months ended March 31, 2026
Cash and deposits (Millions of yen)	3,579	4,044
Time deposits over 3-month maturity (Millions of yen)	△30	△30
Cash and cash equivalents (Millions of yen)	3,549	4,014

(Segment information)

Six months ended March 31, 2025

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

Six months ended March 31, 2026

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