

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

February 7, 2025

Non-consolidated Financial Results for the Three Months Ended December 31, 2024 (Under Japanese GAAP)

Company name: Paraca Inc.
 Listing: Tokyo Stock Exchange
 Securities code: 4809
 URL: <https://www.paraca.co.jp/>
 Representative: So Naito, Representative Director
 Inquiries: Tomoki Matsui, Manager of Administration Department
 Telephone: +81-3-6841-0809
 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, 2024 (from October 1, 2024 to December 31, 2024)

(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, 2024	4,410	10.9	855	9.5	785	7.9	534	10.3
December 31, 2023	3,976	9.3	781	0.4	728	0.4	485	△1.6

	Profit per share	Profit per share after dilution
	Yen	Yen
Three months ended		
December 31, 2024	53.11	52.92
December 31, 2023	48.48	48.13

(2) Non-consolidated financial position

	Total assets	Net assets	Equity ratio
As of	Millions of yen	Millions of yen	%
December 31, 2024	46,399	19,270	41.4
September 30, 2024	44,456	19,390	43.5

Reference: Equity

As of December 31, 2024: ¥19,223 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	—				
Fiscal year ending September 30, 2025 (Forecast)		0.00	—	65.00	65.00

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

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
Interim	8,600	9.2	1,580	12.1	1,430	10.1	970	14.0	96.30
Full year	17,500	6.8	3,210	6.2	2,900	4.4	1,970	8.4	195.58

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, 2024	10,369,600 shares
As of September 30, 2024	10,369,600 shares

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

As of December 31, 2024	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)

Three months ended December 31, 2024	10,072,448 shares
Three months ended December 31, 2023	10,006,942 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 December 31, 2024 and 248,736 shares as of September 30, 2024).

* 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, 2024 to December 31, 2024), 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 104 lots with 4,829 spaces, while the number of closed parking was 43 lots with 389 spaces (net increase was 61 lots with 4,440 spaces). Total of 2,510 lots with 44,871 spaces is available as of December 31, 2024.

As a result, in the first three months of the fiscal year under review, the net sales was ¥ 4,410 million (up 10.9% year-on-year), operating profit was ¥ 855 million (up 9.5% year-on-year), ordinary profit was ¥ 785 million (up 7.9% year-on-year), and profit was ¥ 534 million (up 10.3% year-on-year).

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 93 lots with 4,697 spaces, while the number of closed leased parking was 43 lots with 389 spaces (net increase was 50 lots with 4,308 spaces). The number of newly developed parking spaces was approximately 2.4 times as many as that of the same period of the previous year, including 9 parking lots with 3,516 spaces attached to facilities (excluding attached to convenience stores). As a result, a total of 2,194 lots with 39,304 spaces is available as of December 31, 2024. The net sales of leased parking business was ¥ 3,548 million (up 11.1% year-on-year), and gross profit was ¥ 706 million (up 10.1% year-on-year).

(Owned parking Business)

During the first three months of the fiscal year, owned parking lots were developed in Sapporo City (6 lots with 78 spaces), in Niigata City (1 lots with 26 spaces), in Katsushika-ku, Tokyo (4 spaces), in Arakawa-ku, Tokyo (4 spaces), in Kawasaki City (6 spaces), in Nagoya City (14 spaces). As a result, the number of newly developed owned parking was 11 lots with 132 spaces. A total of 316 lots with 5,567 spaces is available as of December 31, 2024. The net sales of owned parking business was ¥ 718 million (up 13.0% year-on-year), and gross profit was ¥ 587 million (up 12.9% year-on-year).

Furthermore, the Company acquired land for parking in Otaru City (8 spaces), in Sapporo City (17 spaces), in Niigata City (6 spaces), in Osaka City (5 spaces), in Kochi City (28 spaces), in Kagoshima City (6 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 ¥ 143 million (down 1.6% year-on-year).

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

	Three months ended December 31, 2023	Three months ended December 31, 2024	Fiscal year ended September 30, 2024
Types	Sales (Millions of yen)	Sales (Millions of yen)	Sales (Millions of yen)
Leased parking Business	3,195	3,548	13,188
Owned parking Business	636	718	2,604
Others	145	143	587
Total	3,976	4,410	16,380

(2) Financial Position

Total assets at the end of the three months of the fiscal year under review increased by ¥ 1,942 million from the end of the previous fiscal year, to ¥ 46,399 million. It was mainly due to an increase in land (¥ 1,705 million).

Total liabilities at the end of the three months of the fiscal year under review increased by ¥ 2,062 million, to ¥ 27,129 million. It was mainly due to an increase in borrowings (¥ 1,847 million).

Total net assets at the end of the three months of the fiscal year under review decreased by ¥ 119 million, to ¥ 19,270 million. It was mainly due to a decrease in retained earnings resulting from dividend payments (¥ 660 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.

*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 December 31, 2024
Assets		
Current assets		
Cash and deposits	3,544	3,471
Accounts receivable - trade	249	261
Prepaid expenses	696	686
Other	59	76
Allowance for doubtful accounts	△1	△2
Total current assets	4,548	4,493
Non-current assets		
Property, plant and equipment		
Buildings, net	694	681
Machinery and equipment, net	536	518
Land	36,092	37,798
Leased assets, net	1,150	1,263
Other, net	648	831
Total property, plant and equipment	39,122	41,092
Intangible assets	51	76
Investments and other assets	733	736
Total non-current assets	39,908	41,905
Total assets	44,456	46,399
Liabilities		
Current liabilities		
Accounts payable - trade	397	460
Short-term borrowings	—	387
Current portion of long-term borrowings	2,638	2,727
Income taxes payable	465	289
Provision for bonuses	43	21
Other	790	1,025
Total current liabilities	4,334	4,911
Non-current liabilities		
Long-term borrowings	19,248	20,619
Lease liabilities	966	1,075
Provision for share awards	48	48
Asset retirement obligations	339	346
Other	129	127
Total non-current liabilities	20,732	22,217
Total liabilities	25,066	27,129

(Millions of yen)

	As of September 30, 2024	As of December 31, 2024
Net assets		
Shareholders' equity		
Share capital	1,903	1,903
Capital surplus	2,347	2,347
Retained earnings	15,473	15,347
Treasury shares	△375	△375
Total shareholders' equity	19,348	19,223
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	6	5
Deferred gains or losses on hedges	△7	△5
Total valuation and translation adjustments	△1	0
Share acquisition rights	42	46
Total net assets	19,390	19,270
Total liabilities and net assets	44,456	46,399

(2) Statement of Profit and Loss

(Millions of yen)

	Three months ended December 31, 2023	Three months ended December 31, 2024
Net sales	3,976	4,410
Cost of sales	2,728	3,035
Gross profit	1,247	1,375
Selling, general and administrative expenses	466	519
Operating profit	781	855
Non-operating income		
Interest income	0	0
Dividend income	0	0
Commission income	—	2
Compensation income	2	—
Other	0	0
Total non-operating income	3	3
Non-operating expenses		
Interest expenses	55	73
Other	0	0
Total non-operating expenses	56	73
Ordinary profit	728	785
Extraordinary losses		
Loss on retirement of non-current assets	6	5
Cost of new banknote support	14	—
Total extraordinary losses	20	5
Profit before income taxes	707	779
Income taxes	222	244
Profit	485	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, 2024, and then multiplying income before income taxes for the three months by the said estimated effective tax rate.

(Changes in accounting policies)

Not applicable.

(Changes in accounting estimates)

Not applicable.

(Notes to Quarterly Cash Flow Statement)

Quarterly statements of cash flows for the three months ended December 31, 2024 are not prepared.

Depreciation and amortization expenses (including amortization expenses related to intangible assets) for the three months ended December 31, 2024 are as follows

	Three months ended December 31, 2023	Three months ended December 31, 2024
Depreciation and amortization expenses (Millions of yen)	128	137

(Segment information)

Three months ended December 31, 2023

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, 2024

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