

**Engaged in coin-operated parking lot related business**

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**[5530 JAPAN SYSTEMBANK Sector : Real Estate]**

Fiscal Year	Net sales (mn yen)	YoY (%)	Operating profit (mn yen)	YoY (%)	Ordinary profit (mn yen)	YoY (%)	Profit (mn yen)	YoY (%)	EPS (yen)	BPS (yen)	DPS (yen)
Jun.2021	6,947	-	-89	-	-89	-	-339	-	-325.1	1,411.6	27.0
Jun.2022	6,776	-2.5	354	-	340	-	179	-	171.9	1,585.8	31.0
Jun.2023 f	6,756	-0.3	383	8.2	364	7.1	215	20.1	188.5	-	53.0

Note: Consolidated basis. Figures for the fiscal year ending June 2023 are the company's forecasts.

It conducted 1-to 100 stock split on November 18, 2022. Per share indicies are adjusted retroactively.

**Operation of Coin-Operated Parking Lots and Sales/Maintenance of Parking Lot Equipment**

JAPAN SYSTEMBANK is engaged in the coin-operated parking lot business that operates coin-operated parking lots and conducts sales/maintenance of parking lot equipment, the property management business that rents office buildings and apartments and others in which it conducts consignment sales of crafted products and operation of drone schools.

The coin-operated parking lot business accounted for 98.0% of net sales in fiscal year ended June 2022, the property management business for 1.9% and others for 0.1%.

**Coin-Operated Parking Lot Business**

The coin-operated parking lot business is comprised of coin-operated parking lot operation that directly operates the facilities and parking lot equipment sales/maintenance that provides services to facilities contracted for management.

For the coin-operated parking lot operations, the group will be the operating entity of coin-operated parking lots and operates them at its directly-managed facility. It will open and operate coin-operated parking lots on land leased from landowners and pay rent.

For parking lot equipment sales/maintenance, it sells parking lot equipment to landowners willing to operate coin-operated parking lots by themselves and provides maintenance, and provides support from the opening of the coin-operated parking lots through their operation. It offers various services including telephone reception for coin-operated parking lot users, troubleshooting and regular inspection of parking lot equipment.

As of the end of January 2023, the number of parking lots/bicycle parking lots that are directly managed and contracted for management reached 7,344 locations and 132,270 vehicle spaces. For the distribution of vehicle spaces by region, the Kanto region is significantly high with 58.7% and the Kansai and Chubu regions are 18.5% and 12.8%, respectively.

**Property Management Business**

The company leases for-rent buildings and apartments. It has no intention to expand the property management business and has been disposing properties with low yields as well as old properties in recent years.

## Financial Statements

Statement of income	Fiscal Year	Jun.2021		Jun.2022		Six months to Dec.2022	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Net sales		6,947	100.0	6,776	100.0	3,367	100.0
Cost of sales		5,573	80.2	4,983	73.5	2,384	70.8
Gross profit		1,373	19.8	1,793	26.5	983	29.2
Selling, general and administrative expenses		1,463	21.1	1,438	21.2	725	21.5
Operating profit		-89	-	354	5.2	257	7.6
Non-operating income		46	-	23	-	9	-
Non-operating expenses		45	-	37	-	15	-
Ordinary profit		-89	-	340	5.0	252	7.5
Profit before income taxes		-179	-	327	4.8	249	7.4
Net profit		-339	-	179	2.6	152	4.5

Balance sheet	Fiscal Year	Jun.2021		Jun.2022		Dec.2022	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Current assets		2,239	31.1	2,356	34.0	1,999	30.0
Cash and deposits		1,434	19.9	1,618	23.3	1,302	19.5
Accounts receivable-trade		348	4.8	345	5.0	321	4.8
Inventories		91	1.3	91	1.3	85	1.3
Non-current assets		4,949	68.9	4,576	66.0	4,663	70.0
Property, plant and equipment		4,544	63.2	4,172	60.2	4,262	64.0
Intangible assets		74	1.0	81	1.2	75	1.1
Investments and other assets		329	4.6	322	4.6	324	4.9
Total assets		7,188	100.0	6,933	100.0	6,662	100.0
Current liabilities		1,997	27.8	2,088	30.1	1,929	29.0
Accounts payable - trade		425	5.9	425	6.1	366	5.5
Current portion of long-term borrowings		801	11.1	749	10.8	753	11.3
Non-current liabilities		3,717	51.7	3,189	46.0	2,947	44.2
Long-term borrowings		3,059	42.6	2,568	37.0	2,325	34.9
Net assets		1,473	20.5	1,655	23.9	1,785	26.8
Owners' equity		1,473	20.5	1,655	23.9	1,785	26.8

Statement of cash flows	Fiscal Year	Jun.2021	Jun.2022	Six months to Dec.2022
		(mn yen)	(mn yen)	(mn yen)
Cash flows from operating activities		594	737	187
Depreciation		482	318	143
Cash flows from investing activities		-750	26	-203
Cash flows from financing activities		522	-579	-300
Dividends paid		-28	-5	-27
Net increase in cash and cash equivalents		366	184	-315
Cash and cash equivalents		1,434	1,618	1,302

Note: Consolidated

Source: Prepared by Stock Research Center based on the notifiable prospectus.

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