

Consolidated Financial Report for
the First Half of the Fiscal Year Ending October 31, 2015
(Japanese GAAP)

May 28, 2015

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Scheduled day of commencing dividend payment: —
Preparation of Supplementary Financial Data for Quarterly Financial Results ☒ Yes / None
Information meeting for quarterly financial results to be held ☒ Yes / None

(Figures are rounded down to the nearest one million yen)

1. Overview of the First Half of Fiscal Year Ending October 31, 2015(November 1, 2014– April 30,2015)

(1) Consolidated results of Operations

(Figures in percentages denote the year-on-year change)

	Net sales		Operating profit		Recurring profit		Net income	
Six months Ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
2015	86,598	7.0	7,926	(8.7)	7,926	(8.6)	4,906	(7.8)
Six months Ended								
2014	80,932	9.5	8,683	(1.5)	8,675	(0.9)	5,322	10.1

(Note) Comprehensive income: Term ended April 30, 2015: 5,092 million yen ((5.6%))
Term ended April 30, 2014: 5,393 million yen (6.1%)

	Net income per share	Net income per share after dilution
Six months Ended	Yen	Yen
2015	33.77	31.90
Six months Ended		
2014	36.76	34.66

(2) Financial position

	Total assets	Net assets	Equity ratio
Six months Ended	Millions of yen	Millions of yen	%
April 30, 2015	134,166	59,209	43.8
Year Ended			
October 31, 2014	135,293	60,190	44.2

(Reference) shareholders' equity: Term ended April 30, 2015: 58,780million yen
Fiscal 2014: 59,790 million yen

2. Dividend status

	Dividend per share				
	End of Q1	End of Q2	End of Q3	End of term	Annual
	Yen	Yen	Yen	Yen	Yen
Year Ended October 31, 2014	—	0.00	—	50.00	50.00
Year Ended October 31, 2015	—	0.00			
Year Ended October 31, 2015 (projection)			—	50.00	50.00

(Note) Revisions to dividend projection published most recently: None

3. Projections of consolidated business results for the term ending October 31, 2015
(from November 1, 2014 to October 31, 2015)

(The full-year percentages indicate the rates of increase or decrease compared with the previous year, the percentages for the first half are comparisons with the same period of the previous year.)

	Net sales		Operating profit		Recurring profit		Net income		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Year Ending October 31, 2015	180,000	7.8	18,600	6.0	18,500	5.7	11,500	10.7	79.14

(Note) Revisions to consolidated results projection published most recently: None

*Notes

(1) Changes in important subsidiaries during the term: No

New: -- company () Eliminated: -- company ()

(Note) Changes in specified subsidiaries that lead to a change in the scope of consolidation during the term under review

(2) Adoption of simplified accounting methods and: : special accounting treatment: No

(Note) Adoption of simplified accounting methods or accounting methods unique to the preparation of quarterly consolidated financial statements

(3) Changes in accounting principles and procedures and the method of presentation

1) Changes associated with the revision of accounting principles, etc.: Yes

2) Change other than 1): No

3) Changes in accounting estimates: No

4) Restatement: No

(Note) For details, please refer to "Changes in accounting policies and changes or restatement of accounting estimates" on p.4 of accompanying materials.

(4) Number of shares issued (common stock)

1) Number of shares issued at the end of the term (including treasury stock)

As of April 30, 2015	145,429,204 shares	Fiscal year ended October 2013:	145,171,904 shares
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2) Number of treasury stock at the end of the term

As of April 30, 2015	977 shares	Fiscal year ended October 2013:	977 shares
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3) Average number of shares during the term (consolidated cumulative period)

Six months ended April 30, 2015	145,284,360 shares	Six months ended April 30, 2014	144,786,855 shares
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(* Status of a quarterly review)

This financial summary does not need to undergo a quarterly review under the Financial Instruments and Exchange Act. The quarterly consolidated financial statements have been under review at the time of the announcement of this financial summary.

(* Statement regarding the proper use of financial forecasts and other special remarks)

Forward-looking statements such as the forecasts for operating results contained in this material are based on currently available information that the Company has obtained and certain assumptions that the Company deems reasonable, and therefore, actual results may differ materially from the forecasts due to various factors. For assumptions used for the forecasts and cautions for the use of forecasts, please refer to "1. Qualitative Information on Results for the First Six Months, (3) Information on the future outlook, including consolidated business performance forecasts" on page 4 of accompanying materials.

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1. Qualitative Information on Results for the First Six Months

(1) Details of operating results

During the first six months of the consolidated fiscal year under review (from November 1, 2014 to April 30, 2015), the Japanese economy experienced a moderate recovery as a result of the impact of a number of policies implemented by the government and the Bank of Japan, in addition to improvements in corporate earnings and the employment environment. Personal spending remained weak, however, primarily because of a delay in the recovery after the consumption tax hike and a rise in prices on the back of the weak yen and other factors.

In this environment, the Group sought to achieve a comfortable automobile society by expanding its network of parking facilities and mobility services. Meanwhile, the Group sought to win over drivers by creating new services and promoting meticulous operations in response to a wide range of needs. As a result, in the first six months under review, the Group posted net sales of 86,598 million yen (up 7.0% year on year), operating profit of 7,926 million yen (down 8.7%) and recurring profit of 7,926 million yen (down 8.6%). Net income stood at 4,906 million yen (down 7.8%).

Results by business segment are as follows:

Parking Business

The Group improved the area-based system, where the development and management of parking facilities in an area is carried out as one unit, by developing it into a more sophisticated area-oriented system, and it reinforced its system for capturing demand for the contracted operation of large-scale parking facilities mainly from government and medical corporations. As a result, the development of parking facilities generally remained steady. Consequently, the numbers of Times parking facilities and parking spaces managed at the end of the term under review were 14,653, up 4.7% from the end of the previous fiscal year, and 492,619, up 4.7%, respectively. The total number of parking facilities managed, including monthly parking and facility management services, rose 4.4% from the end of the previous fiscal year, to 16,099, and the total number of parking spaces managed increased 4.4%, to 601,046. The Group also focused on the area-oriented system and adopted carefully crafted management measures. However, given the effects of the external environment, mainly reflecting a continued fall in traffic volume since the consumption tax hike in April 2014, net sales in this segment (including intersegment sales) stood at 65,587 million yen (rising 4.2% year on year), and operating profit amounted to 10,737 million yen (down 11.8%).

Mobility Business

In Times Car, the Group focused on corporate sales through consultation on the car usage situation and strove to reduce non-operating hours by improving its maintenance functions. It has also been striving to create a user-friendly environment, primarily by installing cars at key transportation connection points, such as stations where Shinkansen bullet trains stop and airports, and by introducing PitGo, a simple car rental service. Moreover, the Group has been taking new

steps by using its business foundations, including the commencement of a demonstration experiment of a one-way sharing service in urban central areas using the TOYOTA i-Road, an ultra-compact electric car, and sales of used cars to private customers through its website.

As a result, the total number of vehicles in the Mobility Business segment at the end of the term under review rose 4.6% from the end of the previous fiscal year, to 37,990 (of which the number of vehicles in the car sharing service was 11,851). Net sales in the segment (including intersegment sales) reached 21,089 million yen (increasing 16.8% year on year) and operating profit was 610 million yen (compared with an operating loss of 112 million yen a year earlier).

(2) Details of financial position

(i) Assets, liabilities and net assets

Total assets at the end of the second quarter under review declined 1,127 million yen from the end of the previous fiscal year, to 134,166 million yen. This primarily reflected increases of 1,068 million yen in machinery, equipment and vehicles (net) and 450 million yen in investments and other assets, including long-term prepaid expenses, and decreases of 3,901 million yen in cash and deposits.

Total liabilities decreased 146 million yen, to 74,956 million yen. Major contributing factors included increases of 1,202 million yen in "Other," including accounts payable-other, in current liabilities, and decreases of 657 million yen in income taxes payable and 1,195 million yen in liabilities related to retirement benefit obligations associated with a revision of the accounting standards.

Net assets fell 980 million yen, to 59,209 million yen, mainly reflecting an increase of 881 million yen in retained earnings at the beginning of the fiscal year associated with a revision of the accounting standards for retirement benefits, which is also mentioned in the above paragraph about liabilities, and an increase of 4,906 million yen from the recording of net income, and a decline of 7,258 million yen as a result of dividend payments.

(ii) Cash flow condition

Cash and cash equivalents at the end of the first six months of the consolidated fiscal year under review fell 3,901 million yen from the end of the previous consolidated fiscal year, to 11,791 million yen.

The cash-flow situation by category for the six months was as follows.

(Net cash from operating activities)

Net cash provided by operating activities increased 1,292 million yen year on year, to 15,723 million yen. This primarily reflected the total of depreciation and amortization and income before income taxes and minority interests of 17,728 million yen and income taxes paid of 3,568 million yen.

(Net cash from investing activities)

Net cash used in investing activities was 10,625 million yen (cash outflows increased 1,322 million yen year on year). This primarily reflected purchases of property, plant and equipment of 8,304 million yen associated with the opening of Times parking facilities and the acquisition of vehicles for

service, and the purchase of long-term prepaid expenses of 1,802 million yen.

(Net cash from financing activities)

Net cash used in financing activities was 9,016 million yen (cash outflows increased 783 million yen year on year). This was chiefly attributable to dividend payments of 7,240 million yen and the repayment of long-term loans payable of 2,735 million yen, offsetting a net increase in short-term loans payable of 1,600 million yen and proceeds from long-term loans payable of 1,150 million yen, and proceeds from the issuance of common stock of 224 million yen.

(3) Information on the future outlook, including consolidated business performance forecasts

The consolidated earnings forecasts for the fiscal year ending October 31, 2015 have not been changed from the figures announced on December 15, 2014 in the Consolidated Financial Report for the Fiscal Year Ended October 31, 2014.

2. Matters Related to Summary Information (Notes)

(1) Changes of important subsidiaries during the term

Not applicable

(2) Application of special accounting methods in the preparation of quarterly consolidated financial statements

Not applicable

(3) Changes in accounting policies and changes or restatement of accounting estimates

From the end of the fiscal year under review, the Accounting Standard for Retirement Benefits (ASBJ Statement No. 26 on May 17, 2012) and the Guideline on Accounting Standard for Retirement Benefits (ASBJ Guideline No. 25 on March 26, 2015; hereinafter the "Guideline on Retirement Benefits") are applied (excluding the provisions set forth in the main text of Paragraph 35 of the Accounting Standard for Retirement Benefits and Paragraph 67 of the Guidance on Retirement Benefits). With their application, the amount obtained by subtracting plan assets from retirement benefit obligations is recorded as net defined benefit liability, and unrecognized actuarial gains and losses are recorded as net defined benefit liability.

As the application of the Accounting Standard for Retirement Benefits, etc. follows the transitional treatment as provided for in Paragraph 37 of the Accounting Standard for Retirement Benefits, we made an adjustment to retained earnings for the amount affected by the change to the computation method for retirement benefit obligations and service costs at the beginning of the first quarter under review.

As a result, at the beginning of the first half under review, net defined benefit liability decreased 1,195 million yen, while net defined benefit asset and retained earnings rose 172 million yen and 881 million yen, respectively. The effect of the application of the Accounting Standard for Retirement Benefits, etc. on operating income, recurring income and income before income taxes and minority interests in the first half under review is minor.

3. Quaterly Consolidated Financial Statements

(1) Quaterly consolidated balance sheets

(Unit: million yen)

	As of October 31, 2014 Fiscal 2014 Summary	As of April 30, 2015 Q2 of Fiscal 2015
Assets		
Current assets:		
Cash and deposits	15,709	11,807
Notes and accounts receivable-trade	7,313	7,436
Inventories	767	838
Other	11,432	11,445
Allowance for doubtful accounts	(74)	(72)
Total current assets	35,148	31,455
Noncurrent assets:		
Property, plant and equipment:		
Buildings and structures, net	12,124	12,153
Machinery, equipment and vehicles, net	28,175	29,244
Land	24,303	24,303
Lease assets, net	13,705	14,125
Other, net	4,196	4,769
Total property, plant and equipment	82,505	84,596
Intangible assets:		
Goodwill	693	617
Other	1,461	1,563
Total intangible assets	2,155	2,180
Investments and other assets	15,484	15,934
Total noncurrent assets	100,145	102,710
Total assets	135,293	134,166
Liabilities		
Current liabilities:		
Notes and accounts payable-trade	617	496
Short-term loans payable	6,235	7,600
Income taxes payable	3,725	3,067
Provision for bonuses	1,289	1,401
Provision	84	38
Other	20,322	21,524
Total current liabilities	32,274	34,128
Noncurrent liabilities:		
Bonds with subscription rights to shares	21,000	21,000
Long-term loans payable	7,287	5,937
Provision for retirement benefits	1,195	—
Provision Asset retirement obligations	4,247	4,411
Other	9,097	9,478
Total noncurrent liabilities	42,828	40,827
Total liabilities	75,103	74,956

	As of October 31, 2014 Fiscal 2014 Summary	As of April 30, 2015 Q2 of Fiscal 2015
Net Assets		
Shareholders' equity:		
Capital stock	8,219	8,357
Capital surplus	9,972	10,109
Retained earnings	42,842	41,371
Treasury stock	(1)	(1)
Total shareholders' equity	61,032	59,836
Other accumulated comprehensive income:		
Valuation difference on available-for-sale securities	97	116
Revaluation reserve for land	(1,052)	(1,052)
Foreign currency translation adjustments	13	130
Remeasurements of defined benefit plans	(300)	(250)
Total other accumulated comprehensive income	(1,241)	(1,055)
Subscription rights to shares	399	428
Total net assets	60,190	59,209
Total liabilities and net assets	135,293	134,166

(2) Quaterly consolidated statements of profit and loss and comprehensive income
(Consolidated profit and loss statement)
(First six months of Fiscal 2015)

(Unit: million yen)

	From November 1, 2013 to April 30, 2014 Q2 of Fiscal 2014	From November 1, 2014 to April 30, 2015 Q2 of Fiscal 2015
Net sales:	80,932	86,598
Cost of sales	59,510	65,229
Gross profit	21,421	21,368
Selling, general and administrative expenses	12,738	13,442
Operating income	8,683	7,926
Non-operating income:		
Interest income	0	1
Dividend income	2	2
Equity in earnings of affiliates	18	-
Penalty income charged to customers for cancellation of parking facilities	37	15
Void ticket	83	79
Foreign exchange gains	19	97
Other	77	51
Total non-operating income	239	248
Non-operating expenses:		
Interest expenses	57	33
Share of loss of entities accounted for using equity method-NOE	-	8
Expense incurred for evacuation of parking facilities	178	188
Other	11	17
Total non-operating expenses	247	248
Recurring income	8,675	7,926
Extraordinary loss:		
Loss on disposal of fixed assets	23	21
Loss on sales of investment securities	-	8
Total extraordinary loss	23	29
Income before income taxes and minority interests	8,652	7,896
Income taxes-current	3,320	2,997
Income taxes-deferred	10	(7)
Total income taxes	3,330	2,989
Income before minority interests	5,322	4,906
Net income	5,322	4,906

(Consolidated statement of comprehensive income)
(First six months of Fiscal 2015)

(Unit: million yen)

	From November 1, 2013 to April 30, 2014 Q2 of Fiscal 2014	From November 1, 2014 to April 30, 2015 Q2 of Fiscal 2015
Income before minority interests	5,322	4,906
Other comprehensive income		
Valuation difference on available-for-sale securities	6	19
Foreign currency translation adjustments	6	44
Remeasurements of defined benefit plans, net of tax	-	49
Share of other comprehensive income of associates accounted for using equity method	58	72
Total other comprehensive income	71	185
Comprehensive income	5,393	5,092
(Breakdown)		
Comprehensive income attributable to owners of the parent	5,393	5,092

(3) Quarterly consolidated statements of cash flow

(Unit: million yen)

	From November 1, 2013 to April 30, 2014 Q2 of Fiscal 2014	From November 1, 2014 to April 30, 2015 Q2 of Fiscal 2015
Net cash provided by (used in) operating activities:		
Income before income taxes and minority interests	8,652	7,896
Depreciation and amortization	8,779	9,831
Increase (decrease) in provision for retirement benefits	(7)	-
Increase (decrease) in provision for directors' retirement benefits	(270)	-
Interest and dividends income	(3)	(3)
Interest expenses	57	33
Loss on retirement of non-current assets	23	21
Decrease (increase) in notes and accounts receivable-trade	(80)	(120)
Decrease (increase) in inventory	1,034	1,210
Increase (decrease) in notes and accounts payable-trade	200	(121)
Decrease (increase) in accounts receivable-other	(1,081)	(184)
Decrease (increase) in prepaid expenses	(89)	156
Increase (decrease) in accounts payable-other	988	450
Increase (decrease) in notes payable-facilities	(29)	(386)
Others, net	749	538
Subtotal	18,923	19,323
Interest and dividends income received	3	3
Interest expenses paid	(57)	(34)
Income taxes paid	(4,437)	(3,568)
Net cash provided by (used in) operating activities	14,431	15,723
Net cash provided by (used in) investment activities:		
Payments into time deposits	(6)	(6)
Proceeds from withdraw of time deposits	6	6
Purchase of property, plant and equipment	(6,800)	(8,304)
Proceeds from sales of property, plant and equipment	24	24
Purchase of intangible assets	(216)	(286)
Purchase of investment securities	(500)	-
Purchase of long-term prepaid expenses	(1,463)	(1,802)
Others, net	(347)	(255)
Net cash provided by (used in) investment activities	(9,303)	(10,625)
Net cash provided by (used in) financing activities:		
Net increase (decrease) in short-term loans payable	3,000	1,600
Proceeds from long-term loans payable	1,400	1,150
Repayment of long-term loans payable	(5,583)	(2,735)
Repayments of lease obligations	(1,807)	(2,014)
Proceeds from issuance of common stock	835	224
Purchase of treasury stock	(309)	-
Cash dividends paid	(5,768)	(7,240)
Net cash provided by (used in) financing activities	(8,232)	(9,016)
Effect of exchange rate change on cash and cash equivalents	2	16
Net increase (decrease) in cash and cash equivalents	(3,102)	(3,901)
Cash and cash equivalents at beginning of period	15,310	15,693
Cash and cash equivalents at end of period	12,207	11,791

(4) Notes to Quaterly Consolidated Financials Statements

[Note on going concern assumptions]

Not applicable.

[Segment information]

I. First Half of fiscal 2014 (from November 1, 2013 to April 30, 2014)

Information on sales and profits or losses by reported segment

(Unit: million yen)

	Reported segments			Adjustment (Note) 1	Amount on consolidated profit and loss statement (Note) 2
	Parking Business	Mobility Business	Total		
Sales					
Sales to external customers	62,894	18,038	80,932	-	80,932
Internal sales or amount of transfer between segments	60	17	77	(77)	-
Total	62,955	18,055	81,010	(77)	80,932
Segment profit (loss)	12,172	(112)	12,059	(3,376)	8,683

(Note) 1 An adjustment of minus ¥3,376 million in segment profit (loss) includes an amortization of goodwill of minus ¥178 million, and Company-wide expenses of ¥3,198 million. Company-wide expenses are mainly expenses that do not belong to either of the reported segments. Those expenses are relating to the administration division, including the general affairs department.

2 Segment profit (loss) is adjusted in accordance with operating income in the consolidated profit and loss statement.

II. First Half of fiscal 2015 (from November 1, 2014 to April 30, 2015)

Information on sales and profits or losses by reported segment

(Unit: million yen)

	Reported segments			Adjustment (Note) 1	Amount on consolidated profit and loss statement (Note) 2
	Parking Business	Mobility Business	Total		
Sales					
Sales to external customers	65,549	21,049	86,598	—	86,598
Internal sales or amount of transfer between segments	38	40	78	(78)	—
Total	65,587	21,089	86,677	(78)	86,598
Segment profit (loss)	10,737	610	11,348	(3,421)	7,926

(Note) 1 An adjustment of minus ¥3,421 million in segment profit includes an amortization of goodwill of minus ¥76 million, and Company-wide expenses of ¥3,344 million. Company-wide expenses are mainly expenses that do not belong to either of the reported segments. Those expenses are relating to the administration division, including the general affairs department.

2 Segment profit is adjusted in accordance with operating income in the consolidated profit and loss statement.

[Note when there is a considerable change in the amount of shareholders' equity.]

Not applicable.