Translation

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Summary of Consolidated Financial Results for the Six Months Ended September 30, 2024 (Based on Japanese GAAP)

November 7, 2024

Company name: Chuo Warehouse Co.,Ltd
Stock exchange listing: Tokyo
Stock code: 9319 URL https://www.chuosoko.co.jp
Representative: Representative Director, President Tanioku Hidemi
Inquiries: Financial Director Yamaguchi Haruhiko TEL 075-313-6151
Scheduled date to file Semi-annual Securities Report: November 8, 2024
Scheduled date to commence dividend payments: December 3, 2024
Preparation of supplementary material on financial results: Yes
Holding of financial results meeting: Yes (for analysts and institutional investors)

(Amounts less than one million yen are rounded down)

1. Consolidated financial results for the six months ended September 30, 2024 (from April 1, 2024 to September 30, 2024)

(1) Consolidated operating results (cumulative) Percentages indicate year-on-year changes

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended September 30, 2024	13,909	3.5	1,208	20.4	1,339	11.9	716	(12.0)
Six months ended September 30, 2023	13,438	4.6	1,003	(14.7)	1,197	(14.9)	813	(15.1)

	Earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended September 30, 2024	37.81	–
Six months ended September 30, 2023	42.87	–

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Millions of yen	Millions of yen	%
As of September 30, 2024	58,543	45,858	77.8
As of March 31, 2024	58,016	45,601	78.1

2. Cash dividends

	Annual dividends per share				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Year ended March 31, 2024	–	13.00	–	17.00	30.00
Year ending March 31, 2025	–	15.00			
Year ending March 31, 2025 (Forecast)			–	21.00	36.00

3. Forecast of consolidated financial results for the year ending March 31, 2025 (from April 1, 2024 to March 31, 2025)

Percentages indicate year-on-year changes

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent		Earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	27,500	3.7	2,050	6.0	2,350	5.4	1,700	0.1	89.51

4. Notes

(1) Significant changes in the scope of consolidation during the six months ended September 30, 2024: Yes

(2) Application of special accounting methods for preparing semi-annual consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements

Changes in accounting policies due to revisions to accounting standards and other regulations:	Yes
Changes in accounting policies due to other reasons:	No
Changes in accounting estimates:	No
Restatement of prior period financial statements:	No

(4) Number of issued shares (common shares)

Total number of issued shares at the end of the period (including treasury shares)

As of September 30, 2024	19,064,897 shares	As of March 31, 2024	19,064,897 shares

Number of treasury shares at the end of the period

As of September 30, 2024	277,445 shares	As of March 31, 2024	73,116 shares

Average number of shares during the period (cumulative from the beginning of the fiscal year)

Six months ended September 30, 2024	18,955,835 shares	Six months ended September 30, 2023	18,985,788 shares

Semi-annual consolidated financial statements
Consolidated balance sheets

(Thousands of yen)

	As of March 31, 2024	As of September 30, 2024
Assets		
Current assets		
Cash and deposits	8,451,334	7,926,921
Notes receivable - trade	314,200	270,906
Trade accounts receivable	4,435,507	4,439,779
Supplies	30,914	32,175
Other	419,533	509,497
Allowance for doubtful accounts	(835)	(1,983)
Total current assets	13,650,653	13,177,297
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	17,639,446	17,156,153
Machinery, equipment and vehicles, net	820,222	822,513
Land	12,463,472	13,519,390
Leased assets, net	721,651	683,093
Construction in progress	10,867	335,978
Other, net	134,948	134,685
Total property, plant and equipment	31,790,608	32,651,815
Intangible assets		
Goodwill	33,217	30,449
Other	87,900	77,244
Total intangible assets	121,118	107,693
Investments and other assets		
Investment securities	11,714,527	11,847,371
Deferred tax assets	19,242	23,072
Retirement benefit asset	395,296	402,089
Other	326,239	335,328
Allowance for doubtful accounts	(1,419)	(1,419)
Total investments and other assets	12,453,887	12,606,443
Total non-current assets	44,365,614	45,365,952
Total assets	58,016,268	58,543,249

(Thousands of yen)

	As of March 31, 2024	As of September 30, 2024
Liabilities		
Current liabilities		
Trade notes and accounts payable	1,663,506	1,702,369
Short-term borrowings	2,970,000	2,970,000
Current portion of long-term borrowings	689,438	524,109
Lease liabilities	91,308	88,555
Income taxes payable	347,252	476,743
Provision for bonuses	327,207	360,606
Provision for bonuses for directors (and other officers)	37,200	24,833
Other	619,510	1,038,838
Total current liabilities	6,745,423	7,186,055
Non-current liabilities		
Long-term borrowings	2,178,738	2,015,035
Bonds payable	170,000	160,000
Lease liabilities	744,686	701,402
Deferred tax liabilities	1,900,462	1,951,662
Retirement benefit liability	167,576	173,392
Other	508,015	497,311
Total non-current liabilities	5,669,479	5,498,804
Total liabilities	12,414,902	12,684,859
Net assets		
Shareholders' equity		
Share capital	2,734,294	2,734,294
Capital surplus	2,263,807	2,263,807
Retained earnings	34,903,232	35,298,628
Treasury shares	(78,033)	(362,897)
Total shareholders' equity	39,823,300	39,933,832
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	5,213,985	5,355,123
Foreign currency translation adjustment	23,102	34,180
Remeasurements of defined benefit plans	270,365	252,312
Total accumulated other comprehensive income	5,507,453	5,641,616
Non-controlling interests	270,611	282,940
Total net assets	45,601,365	45,858,390
Total liabilities and net assets	58,016,268	58,543,249

Consolidated statements of income (cumulative) and consolidated statements of comprehensive income (cumulative)

Consolidated statements of income (cumulative)

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Operating revenue	13,438,318	13,909,124
Operating costs	11,910,291	12,166,834
Operating gross profit	1,528,027	1,742,290
Selling, general and administrative expenses	524,982	534,161
Operating profit	1,003,044	1,208,128
Non-operating income		
Interest income	35	1,551
Dividend income	215,062	149,583
CompanyHousesRentIncome	7,686	7,625
Share of profit of entities accounted for using equity method	6,697	1,825
Other	13,702	18,262
Total non-operating income	243,184	178,848
Non-operating expenses		
Interest expenses	42,656	41,268
Other	6,413	6,103
Total non-operating expenses	49,070	47,372
Ordinary profit	1,197,158	1,339,605
Extraordinary income		
Gain on sale of non-current assets	2,017	13,103
Total extraordinary income	2,017	13,103
Extraordinary losses		
Loss on sale of non-current assets	1,257	1,461
Loss on retirement of non-current assets	8,087	786
Loss on valuation of investment securities	–	137,997
Loss on sale of shares of subsidiaries and associates	–	31,148
Total extraordinary losses	9,345	171,394
Profit before income taxes	1,189,830	1,181,314
Income taxes - current	311,100	458,900
Income taxes - deferred	56,877	(6,769)
Total income taxes	367,978	452,131
Profit	821,852	729,182
Profit attributable to non-controlling interests	7,937	12,556
Profit attributable to owners of parent	813,915	716,626

Consolidated statements of comprehensive income (cumulative)

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Profit	821,852	729,182
Other comprehensive income		
Valuation difference on available-for-sale securities	560,189	141,666
Remeasurements of defined benefit plans, net of tax	(13,056)	(18,052)
Share of other comprehensive income of entities accounted for using equity method	9,677	11,077
Total other comprehensive income	556,810	134,691
Comprehensive income	1,378,662	863,874
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	1,372,833	850,788
Comprehensive income attributable to non-controlling interests	5,829	13,085

Consolidated statements of cash flows

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Cash flows from operating activities		
Profit before income taxes	1,189,830	1,181,314
Depreciation	878,828	869,763
Increase (decrease) in allowance for doubtful accounts	4,010	1,148
Increase (decrease) in provision for bonuses	(27,957)	33,399
Increase (decrease) in provision for bonuses for directors (and other officers)	(22,300)	(12,367)
Increase (decrease) in retirement benefit liability	(14,162)	(27,392)
Interest and dividend income	(215,098)	(151,134)
Interest expenses	42,656	41,268
Share of loss (profit) of entities accounted for using equity method	(6,697)	(1,825)
Foreign exchange losses (gains)	(31)	19
Loss (gain) on valuation of investment securities	–	137,997
Loss (gain) on sale of shares of subsidiaries and associates	–	31,148
Loss on retirement of non-current assets	8,087	786
Loss (gain) on sale of non-current assets	(759)	(11,641)
Decrease (increase) in trade receivables	253,029	39,021
Decrease (increase) in inventories	1,477	(1,261)
Decrease (increase) in other assets	(421,084)	(82,000)
Increase (decrease) in trade payables	(327,230)	38,862
Increase (decrease) in accrued consumption taxes	(413,835)	218,419
Increase (decrease) in other liabilities	(6,734)	(146,997)
Other, net	4,960	4,612
Subtotal	926,989	2,163,143
Interest and dividends received	220,102	156,472
Interest paid	(41,486)	(41,668)
Income taxes refund (paid)	(473,384)	(331,381)
Net cash provided by (used in) operating activities	632,220	1,946,565
Cash flows from investing activities		
Payments into time deposits	(5,950)	–
Proceeds from withdrawal of time deposits	7,800	–
Purchase of property, plant and equipment	(1,359,830)	(1,433,523)
Proceeds from sale of property, plant and equipment	7,259	55,199
Payments for retirement of property, plant and equipment	(145,905)	–
Purchase of investment securities	–	(137,997)
Proceeds from sale of shares of subsidiaries and associates	–	40,000
Other, net	(3,174)	449
Net cash provided by (used in) investing activities	(1,499,800)	(1,475,872)
Cash flows from financing activities		
Increase (decrease) in short-term borrowings	(100,000)	–
Proceeds from long-term borrowings	180,000	–
Repayments of long-term borrowings	(351,498)	(329,032)
Proceeds from issuance of bonds	100,000	–
Redemption of bonds	–	(10,000)
Repayments of lease liabilities	(35,991)	(40,659)
Purchase of treasury shares	(81)	(292,457)
Dividends paid	(303,140)	(322,181)
Dividends paid to non-controlling interests	(1,260)	(756)
Net cash provided by (used in) financing activities	(511,970)	(995,086)
Effect of exchange rate change on cash and cash equivalents	31	(19)
Net increase (decrease) in cash and cash equivalents	(1,379,518)	(524,413)
Cash and cash equivalents at beginning of period	4,922,940	5,251,334
Cash and cash equivalents at end of period	3,543,421	4,726,921