October 27, 2026

To whom it may concern

Company name	Konoike Transport Co., Ltd.	
Name of representative	Representative Director, Chairman, President, and Chief Executive Officer (TSE Prime Market Code No.: 9025)	Tadahiko Konoike
Contact information	Managing Executive Officer and Executive General Manager of the Corporate Planning Division	Kazuo Ofuchi

Phone: 03-3575-5753

Konoike Transport to Construct the First Frozen and Refrigerated Logistics Site Operated by a Japanese Company in Northern Vietnam

Anpha-AG Joint Stock Company (Head Office：Tây Ninh, Vietnam; Representative: Koichi Kawase), a group company of Konoike Transport Co., Ltd. (Head Office：Chuo-ku, Osaka, Japan; Representative Director, Chairman, President and Chief Executive Officer: Tadahiko Konoike; hereinafter “Konoike Transport”) is pleased to announce the construction of the first frozen and refrigerated warehouse operated by a Japanese company in the Bắc Ninh province of Northern Vietnam. The warehouse will handle food and food ingredients and feature a temperature-controlled zone in addition to frozen, refrigerated, and room-temperature zones. Construction is scheduled to start in June 2027 and operation is due to start in January 2028. The warehouse will be operated by Konoike Vinatrans Logistics Co., Ltd. (Head Office：Ho Chi Minh City, Vietnam; Representative: Koichi Kawase), a group company of Konoike Transport.

Accordingly, we would like to inform you that we have issued the attached news release today.

News Release

October 27, 2026
Konoike Transport Co., Ltd.

Konoike Transport to Construct the First Frozen and Refrigerated Logistics Site Operated by a Japanese Company in Northern Vietnam

Building a Temperature-Controlled Logistics Network Linking Northern and Southern Vietnam

Anpha-AG Joint Stock Company (Head Office: Tây Ninh, Vietnam; Representative: Koichi Kawase; hereinafter "Anpha-AG"), a group company of Konoike Transport Co., Ltd. (Head Office: Chuo-ku, Osaka, Japan; Representative Director, Chairman, President and Chief Executive Officer: Tadahiko Konoike; hereinafter "Konoike Transport") is pleased to announce the construction of the first frozen and refrigerated warehouse*1 operated by a Japanese company in the Bắc Ninh province of Northern Vietnam. The warehouse will handle food and food ingredients and feature a temperature-controlled*2 zone in addition to frozen, refrigerated, and room-temperature zones. Construction is scheduled to start in June 2027 and operation is due to start in January 2028. The warehouse will be operated by Konoike Vinatrans Logistics Co., Ltd. (Head Office: Ho Chi Minh City, Vietnam; Representative: Koichi Kawase; hereinafter "K-Vina"), a group company of Konoike Transport.

*1 This is the first frozen and refrigerated warehouse operated by a Japanese company in Northern Vietnam. Based on research by Konoike Transport. As of October 27, 2026.

*2 A zone where the temperature is controlled by air-conditioning.

■ Background to construction of new warehouse

Higher income levels, urbanization, and the expansion of modern retailing in Vietnam have led to increased demand for products that require temperature control, such as frozen/refrigerated foods and pharmaceuticals, as well as growth in the restaurant industry. Demand for high-quality temperature-controlled logistics is growing in Northern Vietnam in particular due to the prevalence of convenience stores and supermarkets.

The area lacks warehouses that can handle frozen and refrigerated goods and there is demand for logistics services that can provide highly reliable temperature control and quality control. Since becoming the first Japanese logistics company to enter the Vietnamese market in 1993, Konoike Transport has expanded its local logistics business over more than three decades. We aim to utilize our expertise in the field of temperature-controlled logistics to develop temperature-controlled logistics infrastructure across Northern Vietnam.

By connecting the new warehouse with KONOIKE VINA EXPRESS®, the approx. 2,000 km long temperature-controlled trunk line delivery service provided by K-Vina that connects Northern and Southern Vietnam, we will be able to provide a comprehensive service that loads products in the south and stores them in the north for delivery to locations such as convenience stores, supermarkets, restaurants, and hotels. By combining storage, transportation, and distribution, the temperature control and quality control expertise of the KONOIKE Group will enable us to provide customers with more efficient logistics and the stable supply of products.

This new warehouse is part of our initiative for enhancing our temperature-controlled logistics functions in Vietnam, following the new Anpha-AG warehouse*3 in the Tây Ninh province of Southern Vietnam that started operation in July 2026. The new warehouse will be positioned as a base for temperature-controlled logistics in the north and play a role in our future nationwide network expansion together with the Anpha-AG warehouse in the south.

*3 Related press release: July 21, 2026(https://www.konoike.net/news/detail/20260721150035.html)

■ Overview and features of new warehouse in Northern Vietnam

Total floor area	12,300 m^2
Structure	Steel-framed single-story building
Features	Storage capacity of 11,600 pallets Refrigerated, frozen, and room-temperature zones, as well as an air-conditioned zone
Products handled	Food and food ingredients (including frozen foods, refrigerated foods, and fresh foods)
Address	Bắc Ninh Province
Construction scheduled for	June 2027
Start of operation scheduled for	January 2028

■ Artist's impression of completed warehouse



■ Future developments

The KONOIKE Group will continue to gradually develop its temperature-controlled logistics network in Vietnam with an eye on the market environment, demand, and cargo volume. We aim to build a cold chain across Vietnam by developing and expanding temperature-controlled logistics functions in areas such as Đà Nẵng in Central Vietnam, Cần Thơ in Southern Vietnam, and Hải Phòng in Northern Vietnam, and gradually connecting our sites.

■ KONOIKE Group business in Vietnam

Since becoming the first Japanese logistics company to enter the Vietnamese market in 1993, the KONOIKE Group has been operating logistics services such as forwarding, temperature-controlled warehouses, temperature-controlled trunk line transportation, and delivery to urban areas. The Group currently provides logistics services across Vietnam via four companies*4: Anpha-AG, K-Vina, Vinako Forwarding Co., Ltd., and BEL International Logistics Vietnam Company Ltd.

*4 Details on the companies are available on the Konoike Transport website (https://www.konoike.net/company/group/vietnam/index.html)

■ KONOIKE Group warehouses across Vietnam



■ **Overview of Konoike Transport Co., Ltd.** (https://www.konoike.net/en/)

The KONOIKE Group is a professional services group that, beyond logistics, continues to strive to solve societal issues and drive innovation through manufacturing, healthcare, airport operations, and more.

Registered company name	Konoike Transport Co., Ltd. *Tokyo Stock Exchange Prime Market	Representative	Representative Director, Chairman, President, and Chief Executive Officer Tadahiko Konoike
Osaka Head Office	4-3-9 Fushimimachi, Chuo-ku, Osaka	Tokyo Head Office	6-10-1 Ginza, Chuo-ku, Tokyo
Founded	May 1880	Company established	May 30, 1945
Share capital	1.723 billion yen	Employees	Approx. 25,000 (consolidated) *Including temporary staff
Net sales	355,555 million yen (consolidated)	Operating income	22,785 million yen (consolidated)
Business activities	Steel, engineering, food-related and temperature controlled logistics, food products, lifestyle, medical, airport operations, international logistics, Indian operations		

*Share capital, net sales, operating income, number of employees: Current as of March 31, 2026

● Company names, product names, and service names mentioned in this news release are trademarks or registered trademarks of their respective owners.

For press inquiries, please use the inquiry form on the Contact page of the KONOIKE Group's Global website: https://www.konoike.net/en/contact/