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November 9, 2026

Consolidated Financial Results for the Six Months Ended September 30, 2026 (Under Japanese GAAP)

Company name: Chuo Warehouse Co.,Ltd
Listing: Tokyo Stock Exchange
Securities code: 9319
URL: https://www.chuosoko.co.jp
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Scheduled date to file semi-annual securities report: November 10, 2026
Scheduled date to commence dividend payments: December 4, 2026
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: Yes (For Securities Analysts and Institutional Investors)

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated financial results for the six months ended September 30, 2026 (from April 1, 2026 to September 30, 2026)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Operating revenues		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
September 30, 2026	14,752	4.4	1,217	8.1	1,388	3.9	929	(4.3)
September 30, 2025	14,136	1.6	1,126	(6.7)	1,336	(0.3)	971	35.5

Note: Comprehensive income For the six months ended September 30, 2026: ¥3,894 million [49.2%]
For the six months ended September 30, 2025: ¥2,609 million [202.1%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2026	52.22	-
September 30, 2025	52.77	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
September 30, 2026	68,468	52,307	75.9
March 31, 2026	63,662	49,089	76.6

Reference: Equity
As of September 30, 2026: ¥51,994 million
As of March 31, 2026: ¥48,790 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 March 31, 2026	-	16.00	-	22.00	38.00
Fiscal year ending March 31, 2027	-	20.00			
Fiscal year ending March 31, 2027 (Forecast)				22.00	42.00

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

3. Forecast of consolidated financial results for the fiscal year ending March 31, 2027 (from April 1, 2026 to March 31, 2027)

(Percentages indicate year-on-year changes.)

	Operating revenues		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending March 31, 2027	29,500	5.2	2,300	12.1	2,550	6.4	2,100	1.5	118.13

Note: Revisions to the earnings forecasts most recently announced: None

*** Notes**

(1) Significant changes in the scope of consolidation during the period: None

(2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: None

(3) 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

(4) Number of issued shares (common shares)

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

As of September 30, 2026	19,064,897 shares
As of March 31, 2026	19,064,897 shares

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

As of September 30, 2026	1,281,361 shares
As of March 31, 2026	1,150,155 shares

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

Six months ended September 30, 2026	17,802,425 shares
Six months ended September 30, 2025	18,405,325 shares

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

(Cautions on forward-looking statements, etc.)

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. However, the Company makes no guarantee that these forecasts will be achieved. Actual financial results, etc. may differ substantially due to various factors.

For the conditions on which earnings forecasts are predicated and precautions for using earnings forecasts, please refer to "1. Summary of Operating Results, etc. (3) Explanation of Forward-Looking Information such as Consolidated Earnings Forecasts."

(Method of accessing supplementary material on financial results)

The Company plans to hold a briefing for securities analysts and institutional investors on Friday, November 27, 2026. The financial results presentation material to be distributed at this meeting will be posted on the Company’s website promptly after the briefing.

Semi-annual consolidated balance sheet

(Thousands of yen)

	As of March 31, 2026	As of September 30, 2026
Assets		
Current assets		
Cash and deposits	8,880,384	8,527,999
Notes receivable - trade	178,588	183,842
Trade accounts receivable	4,404,837	4,491,019
Supplies	35,842	40,500
Other	345,085	487,869
Allowance for doubtful accounts	(1,833)	(1,758)
Total current assets	13,842,904	13,729,473
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	16,127,962	15,672,933
Machinery, equipment and vehicles, net	825,216	844,424
Land	13,519,390	13,519,390
Leased assets, net	161,420	145,315
Construction in progress	2,372,866	3,403,291
Other, net	117,425	109,596
Total property, plant and equipment	33,124,282	33,694,952
Intangible assets		
Goodwill	22,144	19,376
Other	115,312	102,395
Total intangible assets	137,457	121,772
Investments and other assets		
Investment securities	15,461,562	19,792,756
Deferred tax assets	3,596	2,272
Retirement benefit asset	611,320	631,119
Other	484,151	505,148
Allowance for doubtful accounts	(2,557)	(8,511)
Total investments and other assets	16,558,073	20,922,786
Total non-current assets	49,819,813	54,739,510
Total assets	63,662,718	68,468,984

(Thousands of yen)

	As of March 31, 2026	As of September 30, 2026
Liabilities		
Current liabilities		
Trade notes and accounts payable	1,835,731	1,730,170
Short-term borrowings	2,900,000	2,900,000
Current portion of long-term borrowings	598,076	670,576
Lease liabilities	40,184	40,082
Income taxes payable	336,589	439,145
Provision for bonuses	402,524	396,532
Provision for bonuses for directors (and other officers)	47,100	24,650
Other	867,726	704,475
Total current liabilities	7,027,930	6,905,631
Non-current liabilities		
Long-term borrowings	3,536,986	3,909,198
Bonds payable	130,000	120,000
Lease liabilities	130,978	111,038
Deferred tax liabilities	3,169,679	4,534,320
Retirement benefit liability	161,407	171,278
Other	416,282	410,478
Total non-current liabilities	7,545,334	9,256,313
Total liabilities	14,573,264	16,161,945
Net assets		
Shareholders' equity		
Share capital	2,734,294	2,734,294
Capital surplus	2,268,585	2,270,824
Retained earnings	37,272,782	37,808,315
Treasury shares	(1,673,289)	(1,957,548)
Total shareholders' equity	40,602,372	40,855,886
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	7,781,287	10,752,039
Foreign currency translation adjustment	35,219	42,210
Remeasurements of defined benefit plans	372,013	344,745
Total accumulated other comprehensive income	8,188,521	11,138,995
Non-controlling interests	298,559	312,157
Total net assets	49,089,453	52,307,039
Total liabilities and net assets	63,662,718	68,468,984

Semi-annual consolidated statement of income

(Thousands of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Operating revenue	14,136,126	14,752,111
Operating costs	12,424,399	12,891,641
Operating gross profit	1,711,727	1,860,470
Selling, general and administrative expenses	585,115	642,529
Operating profit	1,126,612	1,217,941
Non-operating income		
Interest income	6,289	8,553
Dividend income	194,187	221,976
CompanyHousesRentIncome	8,332	8,239
Other	66,313	11,798
Total non-operating income	275,123	250,568
Non-operating expenses		
Interest expenses	51,083	70,580
Share of loss of entities accounted for using equity method	2,476	7,475
Other	12,112	1,935
Total non-operating expenses	65,672	79,991
Ordinary profit	1,336,063	1,388,518
Extraordinary income		
Gain on sale of non-current assets	832	2,144
Total extraordinary income	832	2,144
Extraordinary losses		
Loss on sale of non-current assets	913	300
Loss on retirement of non-current assets	1,593	267
Loss on sale of investment securities	0	-
Total extraordinary losses	2,506	567
Profit before income taxes	1,334,389	1,390,095
Income taxes - current	335,067	431,132
Income taxes - deferred	20,514	19,994
Total income taxes	355,582	451,127
Profit	978,807	938,968
Profit attributable to non-controlling interests	7,512	9,278
Profit attributable to owners of parent	971,295	929,689

Semi-annual consolidated statement of comprehensive income

(Thousands of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Profit	978,807	938,968
Other comprehensive income		
Valuation difference on available-for-sale securities	1,654,571	2,975,827
Remeasurements of defined benefit plans, net of tax	(15,917)	(27,268)
Share of other comprehensive income of entities accounted for using equity method	(7,640)	6,991
Total other comprehensive income	1,631,013	2,955,550
Comprehensive income	2,609,821	3,894,518
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	2,600,815	3,880,163
Comprehensive income attributable to non-controlling interests	9,005	14,354

Semi-annual consolidated statement of cash flows

(Thousands of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Cash flows from operating activities		
Profit before income taxes	1,334,389	1,390,095
Depreciation	906,652	807,618
Increase (decrease) in provision for bonuses	(43,170)	(5,992)
Increase (decrease) in provision for bonuses for directors (and other officers)	(23,508)	(22,450)
Increase (decrease) in allowance for doubtful accounts	1,088	5,878
Increase (decrease) in retirement benefit liability	(23,861)	(50,468)
Interest and dividend income	(200,477)	(230,530)
Interest expenses	51,083	70,580
Share of loss (profit) of entities accounted for using equity method	2,476	7,475
Foreign exchange losses (gains)	(10)	(18)
Loss (gain) on sale of investment securities	0	-
Loss on retirement of non-current assets	1,593	267
Loss (gain) on sale of non-current assets	80	(1,844)
Decrease (increase) in trade receivables	17,581	(91,436)
Decrease (increase) in inventories	(4,662)	(4,658)
Decrease (increase) in other assets	(263,906)	(152,845)
Increase (decrease) in trade payables	(41,196)	(105,560)
Increase (decrease) in accrued consumption taxes	(340,099)	13,637
Increase (decrease) in other liabilities	(37,143)	(48,851)
Other, net	(30,214)	8,755
Subtotal	1,306,695	1,589,652
Interest and dividends received	202,436	231,842
Interest paid	(55,362)	(73,390)
Income taxes refund (paid)	(575,038)	(328,882)
Net cash provided by (used in) operating activities	878,732	1,419,220
Cash flows from investing activities		
Proceeds from withdrawal of time deposits	550,000	-
Purchase of property, plant and equipment	(1,680,686)	(1,476,016)
Proceeds from sale of property, plant and equipment	6,419	6,000
Payments for retirement of property, plant and equipment	(932)	(29,900)
Proceeds from sale of investment securities	0	10
Other, net	(74,463)	432
Net cash provided by (used in) investing activities	(1,199,662)	(1,499,473)
Cash flows from financing activities		
Proceeds from long-term borrowings	1,080,000	750,000
Repayments of long-term borrowings	(206,036)	(305,288)
Redemption of bonds	(10,000)	(10,000)
Repayments of lease liabilities	(43,636)	(18,124)
Purchase of treasury shares	(223,647)	(294,504)
Dividends paid	(388,322)	(393,477)
Dividends paid to non-controlling interests	(1,260)	(756)
Net cash provided by (used in) financing activities	207,096	(272,150)
Effect of exchange rate change on cash and cash equivalents	10	18
Net increase (decrease) in cash and cash equivalents	(113,822)	(352,384)
Cash and cash equivalents at beginning of period	5,268,115	6,310,384
Cash and cash equivalents at end of period	5,154,292	5,957,999

(Notes on segment information, etc.)

I. Previous interim consolidated accounting period (April 1, 2025 to September 30, 2025)

Information on operating revenue and the amount of profit or loss for each reported segment, as well as revenue breakdown information

(Thousands of yen)

	Reportable segments				Adjustment amount (Note) 1	Interim Consolidated Statements of Income (Note)2
	domestic logistics business	international freight business	real estate leasing business	Total		
Operating revenue						
Revenue generated from customer contracts	11,058,854	2,705,078	-	13,763,932	-	13,763,932
Other Earnings	194,096	-	178,097	372,194	-	372,194
Sales revenue to external customers	11,252,951	2,705,078	178,097	14,136,126	-	14,136,126
Internal operating revenue or transfers between segments	99,691	-	-	99,691	(99,691)	-
Total	11,352,642	2,705,078	178,097	14,235,818	(99,691)	14,136,126
Segment Profit	1,310,172	259,625	76,488	1,646,286	(519,674)	1,126,612

Note: 1. Segment profit adjustment of (519,674) thousand yen includes (32) thousand yen for inter-segment transactions and (519,642) thousand yen for company-wide expenses not allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.

2. Segment profit is adjusted to operating income in the interim consolidated statements of income.

II. Interim Consolidated Accounting Period (April 1, 2026 to September 30, 2026)

Information on operating revenue and the amount of profit or loss for each reported segment, as well as revenue breakdown information

(Thousands of yen)

	Reportable segments				Adjustment amount (Note) 1	Interim Consolidated Statements of Income (Note)2
	domestic logistics business	international freight business	real estate leasing business	Total		
Operating revenue						
Revenue generated from customer contracts	11,401,921	2,972,551	-	14,374,473	-	14,374,473
Other Earnings	194,381	-	183,257	377,638	-	377,638
Sales revenue to external customers	11,596,302	2,972,551	183,257	14,752,111	-	14,752,111
Internal operating revenue or transfers between segments	99,697	-	-	99,697	(99,697)	-
Total	11,696,000	2,972,551	183,257	14,851,809	(99,697)	14,752,111
Segment Profit	1,460,563	238,681	79,762	1,779,007	(561,066)	1,217,941

Note: 1. Segment profit adjustment of (561,066) thousand yen includes (11) thousand yen for inter-segment transactions and (561,055) thousand yen for company-wide expenses not allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.

2. Segment profit is adjusted to operating income in the interim consolidated statements of income.