

Sumitomo's Business Philosophy

Ever since the founding of Sumitomo Warehouse on July 1, 1899, we have carried out business according to the principles of Sumitomo's Business Philosophy. These principles call for integrity, sound management, and not pursuing immoral business. These words warn us not to chase immediate speculative profit to the detriment of society, or else we will lose all trust held in us. They also reflect our management philosophy of contributing to society through our business. Sumitomo's Business Philosophy forms the foundation of our business operations. It has been passed down unwaveringly through the generations since long before Japan and other countries around the world had begun to recognize the importance of a company's philosophy towards responsibility and contribution to society. We will continue to work based on the principles outlined in this philosophy.

The Sumitomo business philosophy can be stated as, "Benefit self and others, private and public interests are one and the same." In keeping with these core values, the Sumitomo Warehouse Group will strive to make contributions to our customers and society while also seeking steady growth by providing excellent service under all conditions, centered around the logistics business. Our Corporate Philosophy encapsulates this enduring mission, which we will fulfill no matter what economic and social changes we meet.



The Aphorisms of Monjuin (Monjuin Shigaki), an instructional missive of proper business values and practices written by Masatomo (Monjuin), the founder of the Sumitomo family business, for his family members.

Photograph: Sumitomo Historical Archives

Corporate Philosophy

We will provide earnest and timeless support for logistics functions as the social infrastructure, which is needed by all, while also working to create new services sought after by our customers and society.

Information Disclosure System

	Financial information	Non-financial information
Dialogue	<ul style="list-style-type: none"> Financial results briefings Individual meetings with institutional investors and analysts General Meeting of Shareholders 	<ul style="list-style-type: none"> SR meetings
Reports	Integrated Report	
	<ul style="list-style-type: none"> Financial statement report* Annual securities report* Material for financial results briefings/ Materials on Medium-Term Business Plan Report (To Our Shareholders) 	<ul style="list-style-type: none"> Corporate Governance Report*
Web	<ul style="list-style-type: none"> Information for shareholders and investors https://www.sumitomo-soko.co.jp/english/ir/index.html 	<ul style="list-style-type: none"> Sustainability Information https://www.sumitomo-soko.co.jp/english/sustainability/index.html

*Statutory and regulatory disclosure documents

Editorial Policy

The Sumitomo Warehouse Group publishes an Integrated Report as a tool for communicating information on business strategy and ESG management as a single unit. It reports on value creation, medium-term business targets, performance and strategies of each business segment, policies, and initiatives related to sustainability, data, etc. in an integrated manner.

In compiling this report, we referred to the International Integrated Reporting Framework of the International Financial Reporting Standards (IFRS) Foundation and the Guidance for Collaborative Value Creation 2.0 of the Ministry of Economy, Trade and Industry.



Notes on the forecast This report contains not only past and present facts, but also forecasts, predictions, and plans for the future of the Sumitomo Warehouse Group. These are assumptions and judgments based on information available at the present time and may be affected by various factors, such as changes in the business environment in the future.

Reported period In principle, FY2024 (April 2024 to March 2025). If the reported period differs, it is stated individually.

Published October 2025

Reported organization In principle, this report covers Sumitomo Warehouse and its consolidated subsidiaries for accounting purposes.

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History of Value Creation

The Sumitomo Warehouse Group has developed business globally with the logistics business, which started with warehousing, and the real estate business, which focuses on the redevelopment of logistics business sites, as its core businesses.

In our history spanning over 125 years, we have supported people's lives while going through many passages of time. Filled with pride in this history, we will strive to create value for the next era under the key concept of "Moving forward together into the future."

Changes in operating revenue (million yen)

*Non-consolidated operating revenue until the fiscal year ended March 31, 1977, consolidated operating revenue from the fiscal year ended March 31, 1978.



What is SUMITOMO WAREHOUSE?

Strategy

Economic and social situations

- | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1945 ■ End of the war
■ GHQ's order to dissolve "zaibatsu" conglomerates</p> <p>1950 ■ Special procurement from the Korean War
■ Progress in economic recovery</p> <p>1955 ■ Towards the high economic growth period
■ Export promotion / trade liberalization</p> | <p>1964 ■ Tokyo Olympics and Paralympics</p> <p>1970 ■ Osaka Expo</p> <p>1971 ■ Nixon Shock</p> <p>1973 ■ First oil crisis
■ Transition to a floating exchange rate system</p> <p>1979 ■ Second oil crisis</p> | <p>1980 ■ Iran-Iraq War</p> <p>1985 ■ Plaza Accord, rapid appreciation of the yen
■ Monetary easing implemented by the Bank of Japan</p> | <p>1991 ■ Collapse of the bubble economy followed by a serious recession</p> <p>1995 ■ Great Hanshin-Awaji Earthquake</p> <p>1996 ■ Major financial system reform (Japanese Big Bang)</p> <p>1997 ■ Asian currency crisis</p> | <p>2001 ■ Simultaneous terrorist attacks in the United States</p> <p>2008 ■ Bankruptcy of Lehman Brothers</p> | <p>2010 ■ Economic crisis in Greece
■ China becomes the second largest economy in terms of GDP in the world.</p> | <p>2011 ■ Great East Japan Earthquake</p> | <p>2020 ■ Spread of COVID-19 infection</p> <p>2021 ■ Tokyo Olympics and Paralympics</p> <p>2025 ■ Expo 2025 Osaka, Kansai, Japan</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

Requisites of Value Creation

1890s—1950s

- 1899
 - Started warehousing business under the trade name of Sumitomo Warehouse as a private business of the Sumitomo family
 - Established head office in Osaka and branch office in Kobe



Ridge-end tile with the Sumitomo Logo from Tomishima Warehouse in 1900

- 1917
 - Full-scale launch of harbor transportation operations
- 1919
 - Established Tokyo branch office
- 1921
 - Reorganized as warehouse division of Sumitomo Limited Partnership Corporation
- 1923
 - Incorporated as The Sumitomo Warehouse Co., Ltd.
- 1948
 - Established The Izumi Express Co., Ltd. for the purpose of cargo vehicle transportation business
- 1949
 - Established Yokohama branch office
- 1950
 - Listed on the Tokyo Stock Exchange and Osaka Securities Exchange

History of Sumitomo Warehouse

1960s—1970s

- 1968
 - Entered the shipping container terminal business in Kobe and Tokyo
 - Subsequently expanding container terminal business at other major ports in Japan



Honmoku Container Terminal

- 1970
 - Established Nagoya branch office
- 1971
 - Constructed the Higashi Osaka Logistics Center in Osaka that uses ramps (sloping roads)
- 1972
 - Established representative office in San Francisco, USA
 - Subsequently expanded overseas operations
- 1974
 - Launched real estate leasing business with the construction and leasing of the Kawaguchi Sumiso Building in Osaka
 - Subsequently expanded real estate leasing business
- 1978
 - Established representative office in Germany
 - Subsequently expanded international transportation business

1980s

- 1982
 - Established Sumitomo Warehouse (Deutschland) GmbH (currently Sumitomo Warehouse (Europe) GmbH), a wholly owned subsidiary in Germany
- 1985
 - Established Sumitomo Warehouse (U.S.A.), Inc., a wholly owned subsidiary
 - Acquired airfreight agent license from the International Air Transport Association
- 1988
 - Constructed and leased the Tokyo Sumitomo Twin Buildings high rise office buildings
 - Established Sumitomo Warehouse (Singapore) Pte. Ltd., a wholly owned subsidiary
 - Established Sumiso (Malaysia) Sdn. Bhd.



Tokyo Sumitomo Twin Buildings

- 1989
 - Established Rojana Distribution Center Co., Ltd. in Thailand
 - Established Sumiso (Taiwan) Co., Ltd.

1990s

- 1992
 - Launched international airfreight consolidation after licensed by the Government of Japan
- 1993
 - Established Sumitomo Warehouse (Hong Kong) Ltd., a wholly owned subsidiary
 - Established Sumitomo Warehouse (Shanghai) Ltd., a wholly owned subsidiary
- 1996
 - Constructed a seismic isolation trunk room warehouse in Tokyo



Heiwajima Archives

- 1998
 - Built a warehouse with cold storage function in Kobe to start handling temperature-sensitive cargo
 - Constructed the Hanyu Archives No.1 in Saitama
- 1999
 - Acquired ISO 9002 certification for airfreight operations, then ISO 9001 in 2002

2000s

- 2000
 - Opened a contemporary art gallery, Contemporary Art Space Osaka (CASO)
- 2001
 - Constructed and leased a commercial building, T-PLATZ, in Yokohama
 - Established Sumitomo Warehouse (Shenzhen) Ltd. in Shenzhen, China
- 2003
 - Established Shanghai Sumiso International Logistics Co., Ltd., in Shanghai, China
 - Established Sumiso International Logistics (Qingdao) Co., Ltd. in Qingdao, China
- 2004
 - Established Vantec Sumiso Logistics (Wuhan) Co., Ltd. in Wuhan, China
- 2005
 - Established Sumiso International Logistics (Guangzhou) Co., Ltd. in Guangzhou, China
- 2006
 - Acquired ISTAR Corporation to add it in the Sumitomo Warehouse Group
 - Acquired ENSHU TRUCK CO., LTD. to add it in the Sumitomo Warehouse Group
 - Established Sumitomo Warehouse (China) Ltd. in Shanghai, China



Sumitomo Warehouse (China) Ltd.

2010s

- 2007
 - Established Rabigh Petrochemical Logistics LLC in Damman, Saudi Arabia
 - Acquired ISO27001 certification covering archives business in Tokyo and Yokohama
 - Thereafter acquired the same certifications covering other archives business bases in Kanto, Kansai, Chubu District
- 2011
 - Acquired Westwood Shipping Lines, Inc. to add it in the Sumitomo Warehouse Group
- 2012
 - Established Sumiso (Vietnam) Co., Ltd. (currently Sumitomo Warehouse (Vietnam) Co., Ltd.) in Ho Chi Minh City, Vietnam
 - Established Shanghai Jinjiang-Sumiso International Logistics Co., Ltd. in Shanghai, China
 - Constructed the Hanyu Archives No.2 in Saitama
- 2013
 - Launched warehousing of Rabigh Petrochemical Logistics LLC in Saudi Arabia
 - Joined the "Osaka Hikari-no-Mori Project"
 - Attained ISO9001 certification covering Handling of Warehouse-in/out, Storage in Warehouse, Im/Ex Cargo Handling, Customs Clearance and Intermodal Transportation Service

- 2014
 - Established Chicago Branch Office of Sumitomo Warehouse (U.S.A.), Inc.
 - Constructed and leased an office building, Yodoyabashi Mid-Cube, in Osaka



Yodoyabashi Mid-Cube

- 2015
 - Built a warehouse of Shanghai Jinjiang-Sumiso International Logistics Co., Ltd.
 - Built a warehouse in the Nanko District, the Port of Osaka
 - Established Hanoi Branch Office of Sumiso (Vietnam) Co., Ltd. (currently Sumitomo Warehouse (Vietnam) Co., Ltd.)
- 2016
 - Established Chiba Logistics Center in Wakaba-ku, Chiba
 - Established PT. Sumiso Logistics Indonesia in Jakarta, Indonesia

2020s

- 2017
 - Constructed Wakasu Co., Ltd. to add it in the Sumitomo Warehouse Group
 - Established New York Branch Office of Sumitomo Warehouse (U.S.A.), Inc.
- 2018
 - Constructed a new warehouse (4th period) in Ayutthaya, Thailand
 - Constructed a new warehouse (2nd period) in Laem Chabang, Thailand
- 2019
 - Constructed a new warehouse in Minamihonmoku, Yokohama
 - Constructed a new warehouse of Sumitomo Warehouse (Singapore) Pte Ltd in Tuas, Singapore
- 2020
 - Constructed a new warehouse for archives in Inuyama, Aichi
- 2021
 - Constructed a new warehouse in Kobe Port Island, Hyogo
- 2022
 - Transferred Westwood Shipping Lines, Inc. and four vessels to the Swire Shipping Group
 - Established Shenzhen Branch Office of Sumiso International Logistics (Guangzhou) Co., Ltd.
 - Established Houston Branch Office of Sumitomo Warehouse (U.S.A.), Inc.
- 2023
 - Constructed a new warehouse (3rd period) in Laem Chabang, Thailand

Foundations that Support Value Creation

Financial and Corporate Data

At a Glance

Combining the know-how gained in domestic and global logistics, Sumitomo Warehouse has built a strong global network. We will further enhance and strengthen the functions of our domestic logistics bases, and expand our logistics bases around the world, in order to achieve the best logistics solutions to meet our customers' trust.

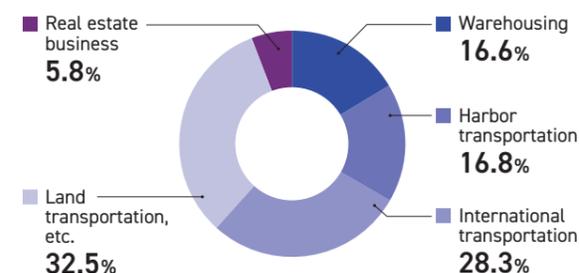
Business overview

Logistics business		 Warehousing We provide a wide range of logistics services, including warehousing, warehouse-in/out, value-added services, document storage, and trunk room services for a diverse range of cargo, from raw materials to consumer goods.
		 Harbor transportation As a leader in harbor transportation that supports international marine transportation, we provide logistics services at ports, including loading, unloading, and cargo handling.
		 International transportation We provide global logistics services by combining land, sea, and air transportation and making full use of our network that extends around the world.
		 Land transportation, etc. We provide a variety of land transportation services, including transportation by large truck and small-lot delivery, to meet the needs of our customers.
Real estate business		We own office buildings, commercial facilities, and other properties with a total floor area of over 390,000 m ² , primarily in the Tokyo metropolitan area and in Osaka, and provide leasing services. In addition, we are also committed to urban development that will lead to the revitalization of the local community, such as the redevelopment of the Minamihorie district in the Osaka Namba area.

Financial results (as of the end of March 2025)

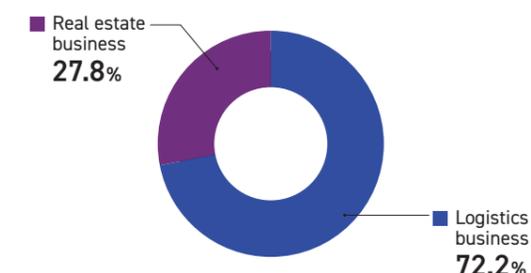
Operating revenue

193.39 billion yen



Operating profit

13.27 billion yen



ROE

7.7 %

Equity-to-asset ratio

60.0 %

Overseas sales ratio

15.3 %

Business data supporting revenue growth (as of the end of March 2025)

Consolidated number of employees

 **4,450**

Logistics business

4,213

Real estate business

49

Corporate

188

Regions where business has been launched

 **14** countries

Number of bases of business in Japan and overseas

 **275**

Warehouse space for storage (in Japan)

 **846,000** m²

Warehouse space (overseas)

 **265,000** m²

Leased real estate space

 **272,000** m²

Number of trucks

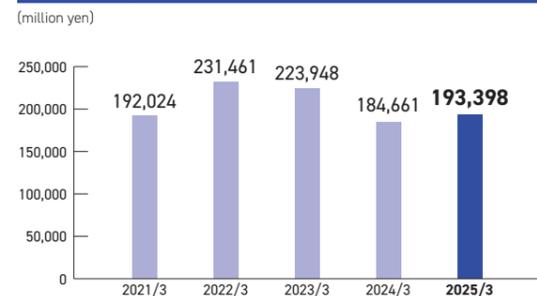
 **1,357**

Financial and Non-Financial Highlights

Financial information

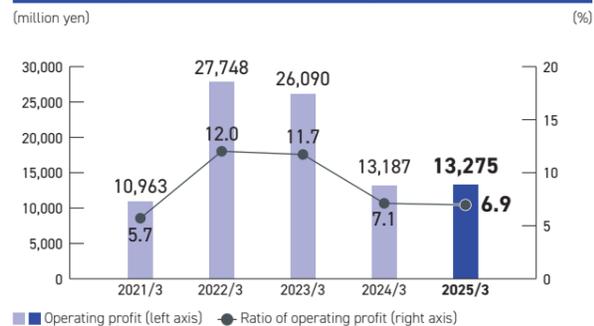
As a result of examining the optimal business portfolio, the Company transferred the shares and other assets in its shipping subsidiary in June 2022 in order to concentrate management resources on the core businesses: the logistics business and the real estate business. The exclusion from the scope of consolidation due to this transfer resulted in a significant year-on-year decrease in operating revenue and operating profit for the fiscal year ended March 31, 2024. However, for the fiscal year ended March 31, 2025, revenue and profit increased due to growth in income of the logistics business.

Operating revenue



Operating revenue for the fiscal year ended March 31, 2025 increased to 193,398 million yen (up 4.7% year-on-year), driven by an increase in revenue in all operations: warehousing, harbor transportation, international transportation, and land transportation.

Operating profit/Ratio of operating profit



Operating profit for the fiscal year ended March 31, 2025 increased to 13,275 million yen (up 0.7% year-on-year). This was driven by growth in operating revenue from the logistics business and a decrease in real estate acquisition tax in the real estate business, despite an increase in personnel expenses, etc.

Capital expenditures



Capital expenditures for the fiscal year ended March 31, 2025 was 13,805 million yen. This was due to the construction of a warehouse building by Sumitomo Warehouse Kyushu Co., Ltd., the introduction of automation equipment into logistics facilities, and the purchase of medical facilities for lease, while the fiscal year ended March 31, 2024 saw significant capital expenditures, including the acquisition of office buildings for leasing.

ROE



For the fiscal years ended March 31, 2022 and 2023, ROE was in the 10% range mainly due to the sharp rise in the market price of marine transportation and the recovery of cargo movements. For the fiscal years ended March 31, 2025, ROE was 7.7% due to the recording of extraordinary income including compensation for relocation related to the Company's buildings.

Proceeds from sale of cross-shareholdings

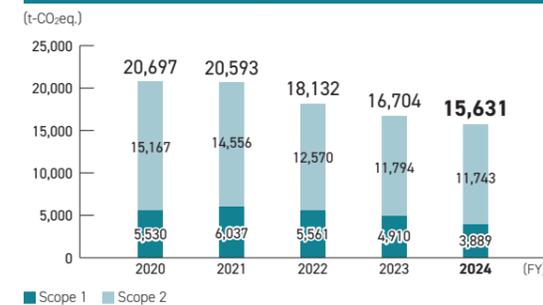


In March 2023, the Company announced a target to reduce cross-shareholdings by approximately 10 billion yen by March 2028. In May 2025, a resolution was approved to move the plan ahead of schedule, aiming to reduce by approximately 10 billion yen by FY2025. The progress rate for the target in FY2024 is approximately 40%, and we will continue to proceed with the sale of cross-shareholdings.

Non-financial information

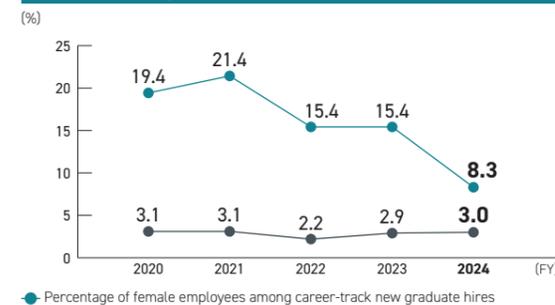
In the Fifth Medium-Term Business Plan (period: FY2023 to FY2025), we have set out to promote ESG management. We are promoting measures in the areas of environment (E), society (S), and governance (G), including initiatives to reduce environmental impact and address climate change, strengthening investment in "people," and reducing cross-shareholdings.

Greenhouse gas emissions (Sumitomo Warehouse, non-consolidated)



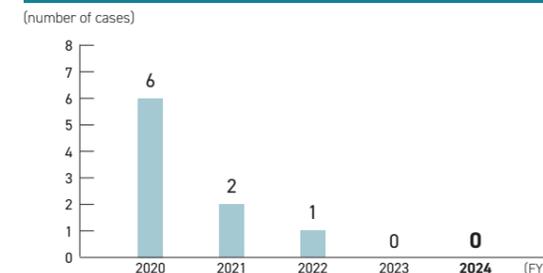
The Company announced in the Fifth Medium-Term Business Plan formulated in March 2023 that it would reduce greenhouse gas emissions (Scopes 1 and 2) by 50% by FY2030 (compared to FY2018). In FY2024, we achieved a 32% reduction compared to FY2018, and we will continue to steadily work to reduce emissions.

Percentages of female employees in management positions and among career-track new graduate hires (Sumitomo Warehouse, non-consolidated)



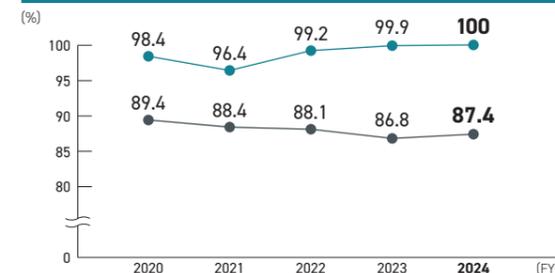
Based on our policy of actively promoting women to management positions, we are enhancing the recruitment of female career-track new graduate hires and working to develop early- to mid-level employees to build a stronger foundation for women's advancement.

Number of occupational accidents (Sumitomo Warehouse, non-consolidated)



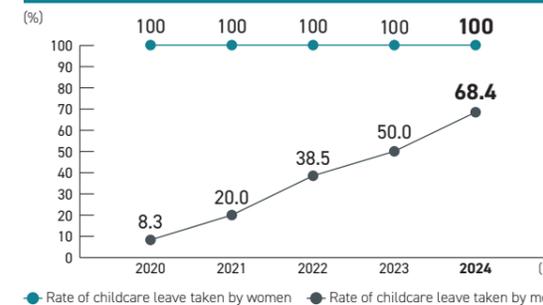
We continued zero occupational accidents in FY2024 as well. In FY2025, we will further strengthen safety management through the formulation of Guidelines for Safety Measures and the establishment of a Safety Measures Expert Committee.

Health checkup participation rate and stress check participation rate (Sumitomo Warehouse, non-consolidated)



In FY2024, we actively recommended to have medical checkups while strengthening individualized support. We also recommended to have stress checks multiple times to raise the participation rate. As a result, the health checkup participation rate reached 100%, and the stress check participation rate reached 87.4%, achieving both targets.

Rate of childcare leave taken by sex (Sumitomo Warehouse, non-consolidated)



In FY2024, the rate of childcare leave taken by male employees reached 68.4%, demonstrating that the system has been increasingly accepted and a workplace culture has been steadily shifted. Going forward, we will strive to create an environment that makes it easier for employees to take childcare leave through enhancement of information provision and other activities.

Average overtime hours exceeding statutory working hours per employee and the rate of annual paid leave taken (Sumitomo Warehouse, non-consolidated)



In FY2024, we strived to create a balanced work environment to support both childcare and eldercare, enhancing employee well-being and work-life balance. As a result, the average overtime hours exceeding statutory working hours remained at the same level as the previous year, while the rate of annual paid leave taken exceeded the previous year's figures for three consecutive years.