

Consolidated Financial Results
for the Second Quarter Ended September 30, 2013 [Japan GAAP]

November 11, 2013

The Sumitomo Warehouse Co., Ltd.

Securities code: 9303
 Stock exchange listings: Tokyo
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 Quarterly statement filing date (as planned): November 13, 2013
 Dividend payable date (as planned): December 3, 2013
 Supplemental material of quarterly results: Yes
 Convening briefing of quarterly results: Yes

1. Consolidated financial results for the second quarter ended September 30, 2013 (April 1, 2013- September 30, 2013)

Figures are rounded down to the nearest million yen, except per share figures.

(1) Consolidated operating results

(%: change from the previous year)

	Operating revenue		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended September 30, 2013	79,924	4.0	4,924	(2.7)	5,720	3.2	3,379	5.9
Six months ended September 30, 2012	76,869	12.5	5,062	(0.5)	5,544	(0.3)	3,189	3.4

Note: Comprehensive income:

Six months ended September 30, 2013: 14,447 million yen ; -%

Six months ended September 30, 2012: 1,041 million yen ; -%

	Net income per share	Diluted net income per share
	Yen	Yen
Six months ended September 30, 2013	18.93	18.92
Six months ended September 30, 2012	17.89	17.89

(2) Consolidated financial positions

	Total assets	Net assets	Capital adequacy ratio
	Millions of yen	Millions of yen	%
As of September 30, 2013	282,426	153,669	52.0
As of March 31, 2013	263,931	140,297	50.7

Note: Owner's equity

As of September 30, 2013: 146,836 million yen

As of March 31, 2013: 133,743million yen

2. Dividends

	Dividend per share				
	First quarter	Second quarter	Third quarter	Fiscal year end	Total
	Yen	Yen	Yen	Yen	Yen
Year ended March 31, 2013	—	5.50	—	5.50	11.00
Year ending March 31, 2014	—	5.50			
Year ending March 31, 2014 (Forecast)			—	5.50	11.00

Note: Correction of dividend forecast from the most recent dividend forecast: None

3. Consolidated forecasts for the year ending March 31, 2014 (April 1, 2013-March 31, 2014)

(%: change from the previous year)

	Operating revenue		Operating income		Ordinary income		Net income		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	159,000	1.6	9,900	(3.0)	10,900	(2.3)	6,500	4.5	36.45

Note: Correction of financial forecast from the most recent financial forecast: None

4. Other

(1) Material changes in subsidiaries during this period (Changes in scope of consolidations resulting from change in subsidiaries)
: None

(2) Applying of specific accounting of the consolidated quarterly financial statements: Yes

(3) Changes in accounting policies, accounting estimates and retrospective restatement

1) Changes in accounting policies based on revisions of accounting standard: None

2) Changes in accounting policies other than ones based on revisions of accounting standard: None

3) Changes in accounting estimates: None

4) Retrospective restatement: None

(4) Number of issued and outstanding shares (common stock)

Number of issued and outstanding shares (including treasury stock):

As of September 30, 2013: 195,936,231 shares

As of March 31, 2013: 195,936,231 shares

Number of treasury stock:

As of September 30, 2013: 17,469,675 shares

As of March 31, 2013: 17,516,981 shares

Average number of shares:

Second quarter ended September 30, 2013: 178,460,820 shares

Second quarter ended September 30, 2012: 178,320,407 shares

* Status of quarterly reviewing processes

This quarterly financial results are exempt from quarterly reviewing processes based on the Financial Instruments and Exchange Act, and reviewing processes of quarterly financial statements based on the Financial Instruments and Exchange Act has not been completed at the time of disclosure of this quarterly financial results.

* Explanation for the proper use of forecasts and other special instructions

The forecasts are based on information currently available and certain assumptions judged to be reasonable. The Company's actual results may differ materially from the forecasts as a result of numerous factors outside of Company's control.

Consolidated Financial Results

(1) Consolidated quarterly balance sheets

(Millions of yen)

	As of March 31, 2013	As of September 30, 2013
Assets		
Current assets		
Cash and deposits	23,175	24,454
Notes and accounts receivable-trade	17,692	18,226
Real estate for sale	80	80
Work in process	29	46
Deferred tax assets	1,061	1,084
Other	3,706	4,212
Allowance for doubtful accounts	(119)	(137)
Total current assets	45,627	47,967
Noncurrent assets		
Property, plant and equipment		
Buildings and structures, net	60,659	60,608
Machinery, equipment and vehicles, net	2,906	3,053
Vessels, net	8,795	8,550
Tools, furniture and fixtures, net	977	992
Land	46,159	47,654
Construction in progress	2,148	3,347
Other, net	279	291
Total property, plant and equipment	121,926	124,499
Intangible assets		
Goodwill	3,602	3,826
Leasehold right	4,858	4,937
Software	1,717	1,428
Other	599	628
Total intangible assets	10,777	10,820
Investments and other assets		
Investment securities	76,258	90,047
Long-term loans receivable	385	422
Deferred tax assets	2,333	2,483
Other	6,983	6,608
Allowance for doubtful accounts	(360)	(421)
Total investments and other assets	85,600	99,140
Total noncurrent assets	218,304	234,459
Total assets	263,931	282,426

(Millions of yen)

	As of March 31, 2013	As of September 30, 2013
Liabilities		
Current liabilities		
Notes and accounts payable-trade	11,047	10,914
Current portion of bonds	100	100
Short-term loans payable	25,444	15,180
Income taxes payable	1,933	2,001
Provision for bonuses	1,441	1,664
Other	6,037	13,156
Total current liabilities	46,004	43,018
Noncurrent liabilities		
Bonds payable	400	350
Long-term loans payable	42,119	52,241
Deferred tax liabilities	18,971	23,651
Provision for retirement benefits	2,604	2,417
Provision for directors' retirement benefits	125	116
Long-term deposits received	12,295	5,992
Other	1,111	969
Total noncurrent liabilities	77,629	85,739
Total liabilities	123,634	128,757
Net assets		
Shareholders' equity		
Capital stock	21,822	21,822
Capital surplus	19,175	19,175
Retained earnings	74,710	77,108
Treasury stock	(9,103)	(9,079)
Total shareholders' equity	106,606	109,028
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	27,587	35,962
Foreign currency translation adjustment	(451)	1,845
Total accumulated other comprehensive income	27,136	37,808
Subscription rights to shares	88	104
Minority interests	6,465	6,728
Total net assets	140,297	153,669
Total liabilities and net assets	263,931	282,426

(2) Consolidated quarterly statements of income and consolidated quarterly statements of comprehensive income
(Consolidated quarterly statements of income)

	(Millions of yen)	
	Six months ended September 30, 2012	Six months ended September 30, 2013
Operating revenue		
Warehouse income	11,125	11,192
Harbor transportation income	18,220	17,734
International transportation income	12,705	15,194
Land transportation income	13,708	13,467
Shipping income	11,068	12,342
Rent income of warehouse and logistics facilities	2,525	2,565
Rent income of real estate	4,640	4,522
Other	2,875	2,904
Total operating revenue	76,869	79,924
Operating cost		
Cost of sales	46,939	48,703
Personal expenses	8,505	9,117
Rent expenses	4,653	4,662
Taxes and dues	937	944
Depreciation	2,949	2,965
Other	3,535	3,929
Total operating cost	67,520	70,323
Operating gross profit	9,348	9,601
Selling, general and administrative expenses		
Salaries and allowances and welfare expenses	2,163	2,313
Provision for bonuses	303	320
Retirement benefit expenses	114	108
Amortization of goodwill	191	222
Other	1,513	1,711
Total selling, general and administrative expenses	4,285	4,676
Operating income	5,062	4,924
Non-operating income		
Interest and dividends income	741	803
Equity in earnings of affiliates	40	74
Other	178	306
Total non-operating income	959	1,184
Non-operating expenses		
Interest expenses	365	305
Other	113	83
Total non-operating expenses	478	388
Ordinary income	5,544	5,720

(Millions of yen)

	Six months ended September 30, 2012	Six months ended September 30, 2013
Extraordinary income		
Gain on sales of noncurrent assets	15	13
Total extraordinary income	15	13
Extraordinary loss		
Loss on retirement of noncurrent assets	128	74
Loss on valuation of investment securities	118	—
Loss on valuation of golf club membership	9	—
Total extraordinary losses	256	74
Income before income taxes and minority interests	5,303	5,659
Income taxes-current	1,820	1,972
Income taxes-deferred	131	124
Total income taxes	1,951	2,096
Income before minority interests	3,351	3,562
Minority interests in income	162	183
Net income	3,189	3,379

(Consolidated quarterly statements of comprehensive income)

(Millions of yen)

	Six months ended September 30, 2012	Six months ended September 30, 2013
Income before minority interests	3,351	3,562
Other comprehensive income		
Valuation difference on available-for-sale securities	(2,683)	8,411
Foreign currency translation adjustment	359	2,228
Share of other comprehensive income of associates accounted for using equity method	13	245
Total other comprehensive income	(2,310)	10,885
Comprehensive income	1,041	14,447
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	892	14,050
Comprehensive income attributable to minority interests	148	397

(3) Consolidated quarterly statements of cash flows

(Millions of yen)

	Six months ended September 30, 2012	Six months ended September 30, 2013
Net cash provided by (used in) operating activities		
Income before income taxes and minority interests	5,303	5,659
Depreciation and amortization	3,342	3,394
Amortization of goodwill	191	222
Increase (decrease) in provision	(164)	99
Loss on valuation of golf club memberships	9	—
Interest and dividends income	(741)	(803)
Interest expenses	365	305
Equity in (earnings) losses of affiliates	(40)	(74)
Loss (gain) on sales of noncurrent assets	(15)	(13)
Loss on retirement of noncurrent assets	128	74
Loss (gain) on valuation of investment securities	118	—
Decrease (increase) in notes and accounts receivable-trade	363	(167)
Increase (decrease) in notes and accounts payable-trade	(475)	(586)
Other, net	249	(246)
Subtotal	8,635	7,863
Interest and dividends income received	747	858
Interest expenses paid	(390)	(361)
Proceeds from compensation for removal	—	497
Income taxes paid	(2,010)	(1,915)
Net cash provided by (used in) operating activities	6,980	6,942
Net cash provided by (used in) investing activities		
Payments into time deposits	(7,384)	(8,263)
Proceeds from withdrawal of time deposits	8,074	7,735
Purchase of property, plant and equipment	(7,122)	(4,731)
Proceeds from sales of property, plant and equipment	27	36
Purchase of intangible assets	(584)	(433)
Purchase of investment securities	(42)	(516)
Payments of loans receivable	(57)	(56)
Collection of loans receivable	231	21
Other, net	(858)	540
Net cash provided by (used in) investing activities	(7,717)	(5,668)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	4,469	6,265
Decrease in short-term loans payable	(4,250)	(4,493)
Proceeds from long-term loans payable	12,320	16,250
Repayment of long-term loans payable	(20,921)	(18,163)
Cash dividends paid	(1,069)	(982)
Other, net	(72)	(234)
Net cash provided by (used in) financing activities	(9,525)	(1,358)
Effect of exchange rate change on cash and cash equivalents	204	720
Net increase (decrease) in cash and cash equivalents	(10,057)	636
Cash and cash equivalents at beginning of period	22,703	16,492
Cash and cash equivalents at end of period	12,646	17,129

(4) Segment information

Information related to operating revenue and income (loss) by reportable segment

Six months ended September 30, 2012

(Millions of yen)

	Reportable segment				Adjustment (Note 1)	Amount in consolidated quarterly statements of income (Note 2)
	Logistics	Shipping	Real estate	Total		
Operating revenue						
Operating revenue to outside customers	61,092	11,068	4,708	76,869	—	76,869
Intersegment transfers	227	90	197	515	(515)	—
Total	61,320	11,158	4,906	77,385	(515)	76,869
Segment income	4,091	103	2,768	6,963	(1,900)	5,062

Notes: 1. Adjustment in segment income of ¥ -1,900 million includes company-wide expenses of ¥ -1,962 million, which are not allocated to the respective reportable segments. Company-wide expenses consist mainly of the expenses not assignable to neither of the reportable segments for administrative departments of the Company and some of its consolidated subsidiaries.

2. Segment income is adjusted to coincide with operating income as recorded on the consolidated quarterly statements of income.

Six months ended September 30, 2013

(Millions of yen)

	Reportable segment				Adjustment (Note 1)	Amount in consolidated quarterly statements of income (Note 2)
	Logistics	Shipping	Real estate	Total		
Operating revenue						
Operating revenue to outside customers	62,997	12,342	4,584	79,924	—	79,924
Intersegment transfers	221	116	193	530	(530)	—
Total	63,218	12,458	4,778	80,454	(530)	79,924
Segment income	4,090	257	2,674	7,021	(2,097)	4,924

Notes: 1. Adjustment in segment income of ¥ -2,097 million includes company-wide expenses of ¥ -2,015 million, which are not allocated to the respective reportable segments. Company-wide expenses consist mainly of the expenses not assignable to neither of the reportable segments for administrative departments of the Company and some of its consolidated subsidiaries.

2. Segment income is adjusted to coincide with operating income as recorded on the consolidated quarterly statements of income.