



MEMBERSHIP

January 30, 2026

To Whom It May Concern:

Company Name: CHUBU SHIRYO CO., LTD.
(Stock code: 2053, TSE Prime Market and
NSE Premier Market)

Representative: Kyoichi Fujita
Representative Director and President

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Notice Concerning the Transfer of Non-current Assets and the Recording of Extraordinary Income

CHUBU SHIRYO CO., LTD. (the “Company”) hereby announces that it resolved, at the meeting of the Board of Directors held today, to transfer non-current assets. In addition, as a result thereof, the Company expects to record extraordinary income in the consolidated financial results for the three months ending June 30, 2026, and hereby provides notice thereof. The details are described below.

1. Reason for the transfer

Non-current assets described below will be transferred, in order to effectively utilize managerial resources and improve the efficiency of asset management.

2. Details of the assets to be transferred

(1) Description	Land: 11,672 m ² Buildings: 21,228.97 m ² (total floor area)
(2) Location of the assets to be transferred	Daikokucho, Tsurumi-ku, Yokohama-shi, Kanagawa
(3) Gain from transfer	Around ¥3.1 billion
(4) Current status	Logistics warehouse property under lease

Notes

- The Company would like to refrain from disclosing the transfer price and book value due to an agreement with the counterparty; however, the transfer will be conducted at an appropriate price offered by the candidate that presented the most favorable terms among multiple potential purchasers.
- The gain from transfer is a rough estimate calculated by deducting the book value and estimated expenses related to the transfer from the transfer price.

3. Overview of the transferee

The transferee is a domestic business corporation; however, in accordance with an agreement with the transferee, the Company will refrain from disclosing its name. Between the transferee and the Company,

there are no capital relationships, personal relationships, or noteworthy transactional relationships. In addition, the transferee does not qualify as a related party of the Company.

4. Transfer schedule

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|---|------------------------|
| (1) Date of resolution of the Board of Directors: | January 30, 2026 |
| (2) Date of conclusion of the contract: | January 30, 2026 |
| (3) Date of handover of the property: | April 2026 (scheduled) |

5. Future outlook

The transfer of the relevant non-current assets will have no impact on the consolidated financial results for the fiscal year ending March 31, 2026. The gain on transfer of approximately ¥3.1 billion arising from the transfer of the relevant non-current assets is expected to be recorded as extraordinary income in the consolidated financial results for the three months ending June 30, 2026.