



May 23, 2025

To whom it may concern,

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(Securities code: 9305; Tokyo Stock Exchange Prime Market)

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Notice Regarding the Announcement of a Grand Vision for Etchujima Development

Yamatane Corporation (the “Company”) has been promoting a real estate development project on land it owns in Etchujima in Koto-ku, Tokyo. In its medium-term management plan, the “Yamatane 2028 Plan,” the Company has also set a policy to give concrete shape to the project within the time frame of the plan. The Company hereby announces the formulation of a Grand Vision for Etchujima Development, in which the Company has defined a vision to be pursued in its upcoming development and related endeavors. Details are as follows.

1. Concept for advancing the project

The Company owns land of approx. 9,900 tsubo (approx. 33,000 square meters) in Etchujima in Koto-ku, Tokyo, on which the Company’s Headquarters are located. The land currently accommodates the Company’s Headquarters and other offices (several office buildings), commercial warehouses, and other facilities. Large-scale plots of land like this are hard to come by near the center of Tokyo, and the land offers a scenic landscape surrounded by water. The Company recognizes that the land has exceptional potential for real estate development and is exploring development options.

By utilizing this land, which has long supported its corporate activities, and carrying out an attractive real estate development project, the Company will strive to further enhance its corporate value, and ultimately revitalize local communities and maximize shareholder value.

2. Grand Vision for Etchujima Development

Advancing the project will require understanding and cooperation of various stakeholders, including shareholders, people in local communities, related governments, such as the Tokyo Metropolitan Government and the Government of Koto-ku, and real estate developers and other experts with whom the Company will be collaborating in the development. As part of its efforts to promote understanding and cooperation, the Company has decided to announce a Grand Vision for Etchujima Development, which will provide details about the project, including its basic concept, development method, and schedule.

Guided by the Grand Vision, the Company will put the project into concrete shape so that it will contribute to the enhancement of the Company’s corporate value.

- The Grand Vision for Etchujima Development will provide details about:

- Potential of the land to be developed
- How the Company positions the Etchujima development project
- Development concept
- How the Company will zone the land for various uses
- Urban development methodology
- How the Company will advance the project
- Tentative schedules

* For details, please refer to the attached document titled “Grand Vision for Etchujima Development.”

Grand Vision for Etchujima Development

ヤマタネ 100th



Note: This document has been translated from the Japanese original for reference purposes only.
In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

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Large-scale commercial land near the center of Tokyo



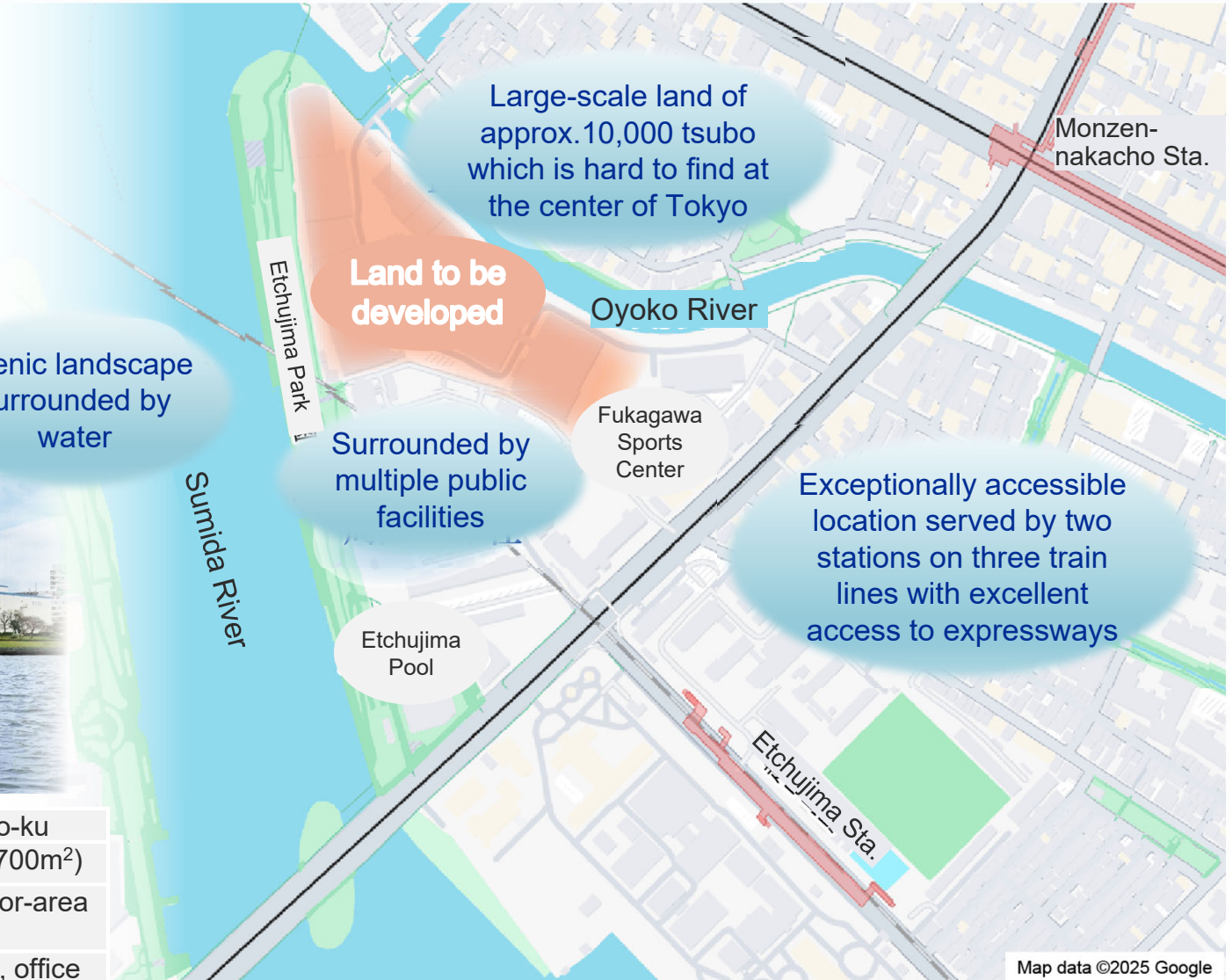
A rich water-front space full of nature



Scenic landscape
surrounded by
water



Address:	1-chome, Etchujima, Koto-ku
Size of the land:	9,900 tsubo (approx. 32,700m ²)
Legal restrictions:	Quasi-industrial zone, floor-area ratio of 300%
Currently used for:	Commercial warehouses, office buildings



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How the Company Positions the Etchujima Development Project

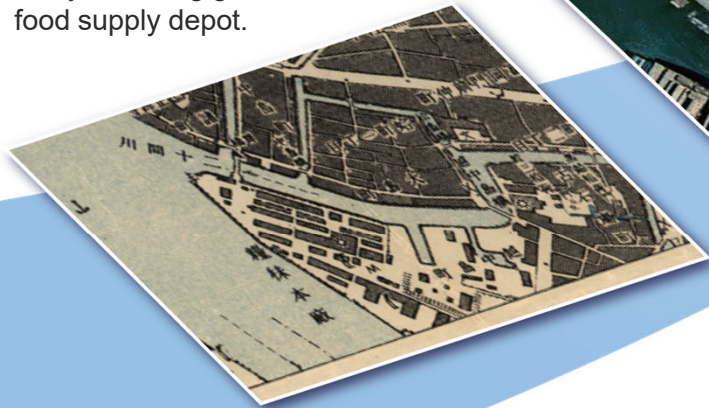
Etchujima development project to pave the way for the next 100 years

From 1650

[Edo era to Meiji era]

The land was reclaimed and developed in the 1650's, early in the Edo era.

It is used for residents for samurai and districts for merchants. From the Meiji era, it was used for the Army's training ground and main food supply depot.



From 1956

[Yamatane's business development]

In 1956, Yamatane merged with a warehousing company that had been doing business on the land. Since then, the land has been utilized as a core site of Yamatane's business operations.



Map data ©2025 Google

100

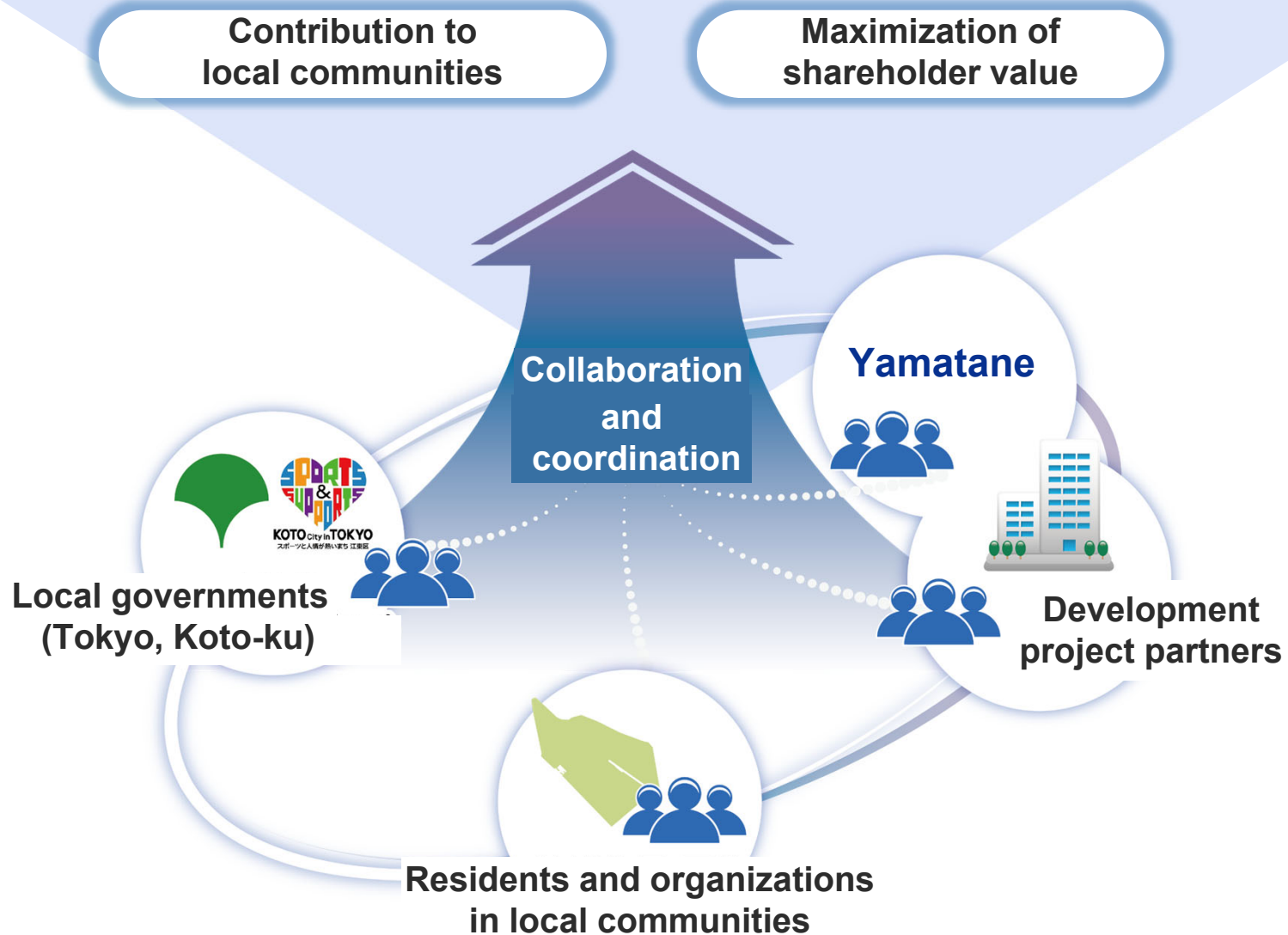
years later

A redevelopment project to support Yamatane of the next generation

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How the Company Positions the Etchujima Development Project

Harnessing the potential of the land and aiming for a redevelopment that will contribute to local communities and maximize shareholder value



Three policies to support sustainability

Supporting the sustainability of the **city**

We will offer points of interaction for people and goods from inside and outside the communities.

Supporting **your** sustainabilitySupporting the sustainability of **food culture and agriculture**

We will offer opportunities to experience the future of food culture and agriculture.

Supporting the sustainability of **humans**

We will offer a quality living environment surrounded by water and greenery and a robust disaster-prevention center.

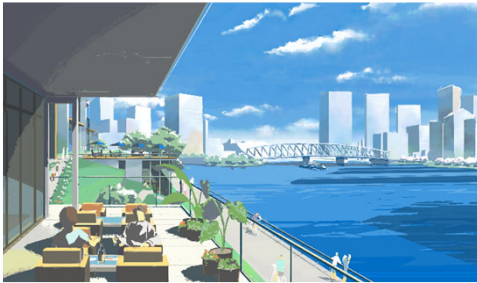


6 How the Company will Zone the Land for Various Uses

Zoning to support sustainability

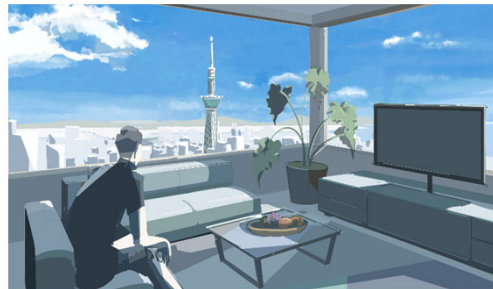
City

We will offer points of interaction for people and goods from inside and outside the communities.



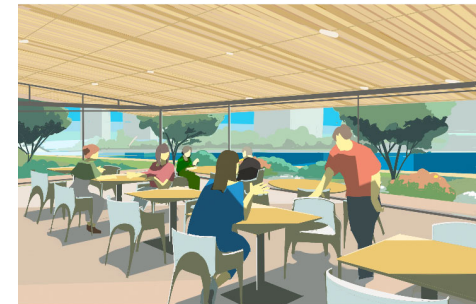
Humans

We will offer a quality living environment surrounded by water and greenery and a robust disaster-prevention center.



Food culture and agriculture

We will offer opportunities to experience the future of food culture and agriculture.

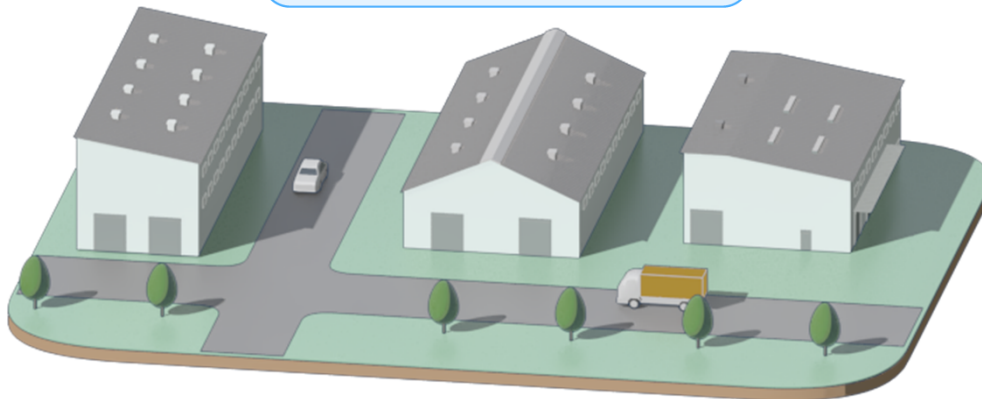


Map data ©2025 Google

Utilization of various programs for urban development

- While the development period will be extended, we are considering the use of various urban development programs to maximize the benefits of the redevelopment.
- The current floor-area ratio (FAR) for the land to be developed is 300%. The Company aims for a relaxation to a FAR of more than 500%.
- The Company will consider opportunities for joint development with neighboring areas.

Underused and unused land



Underused and unused land of a substantial size, such as a former site of a factory

Utilization of various urban development programs

Redevelopment
Promotion District

Efficient Land
Utilization District

Specified Block

Comprehensive
Building Design

In the future

- Promotion of land-use conversion
- Integrated and comprehensive urban development of buildings and public facilities
- Relaxation of restrictions on use, FAR, etc.

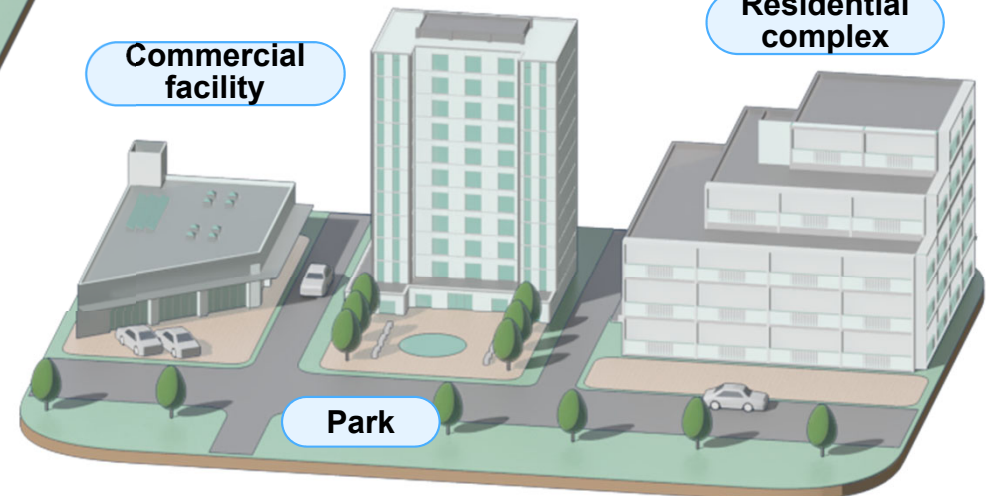
Hotel and
tourism hub

Residential
complex

Commercial
facility

Park

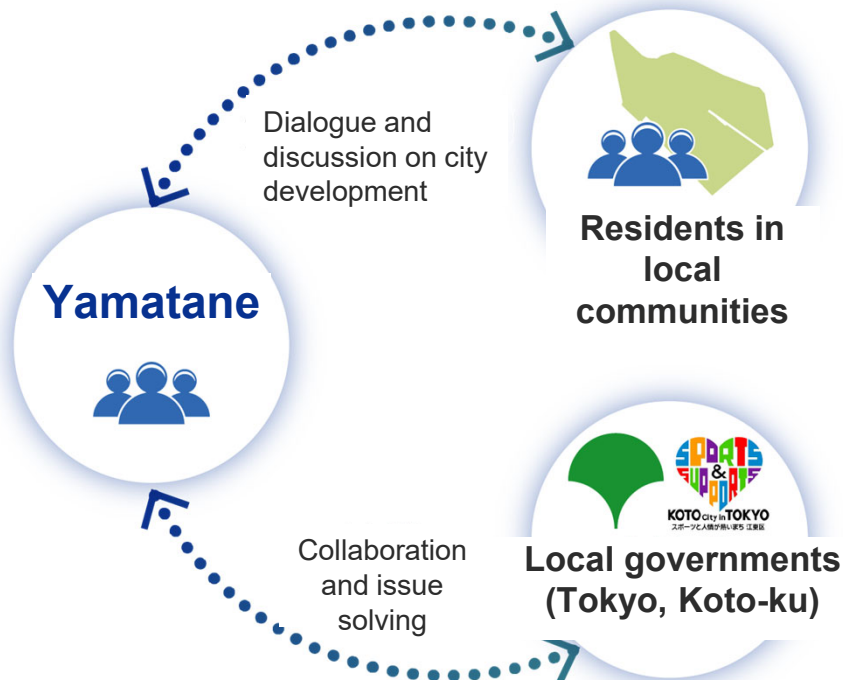
Construction of roads and
other public facilities



Advancing the project in collaboration with local communities and governments and in cooperation with project partners with expertise

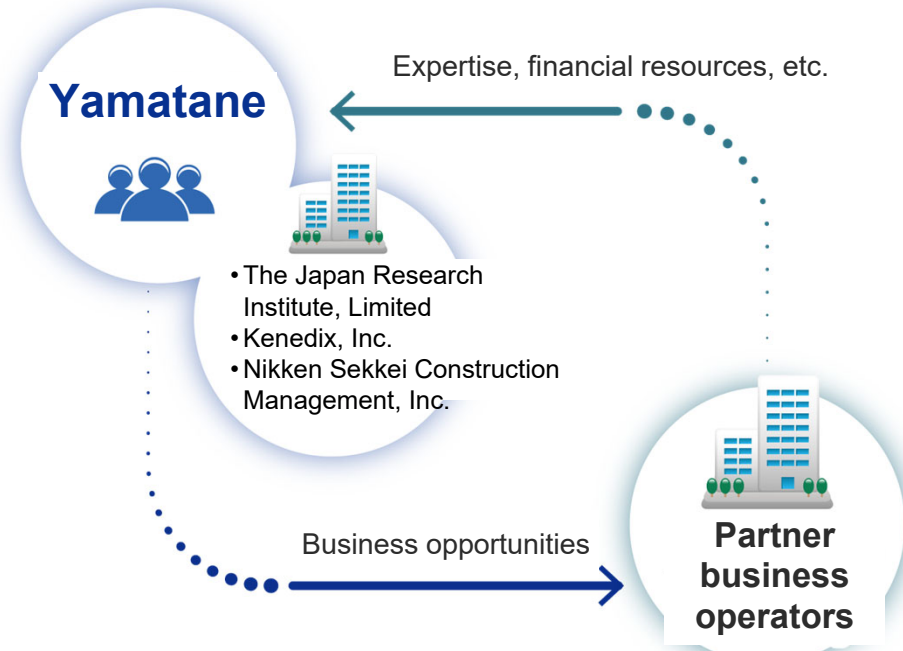
Advancing project through local, public-private collaboration

- The Company will promote the city development together with residents in local communities through thoughtful dialogue with them and strive to create a city loved by local communities.
- The Company will work on the city development, including formulation of an urban plan and a vision for public facilities, in close collaboration with the Tokyo Metropolitan Government and the Government of Koto-ku.

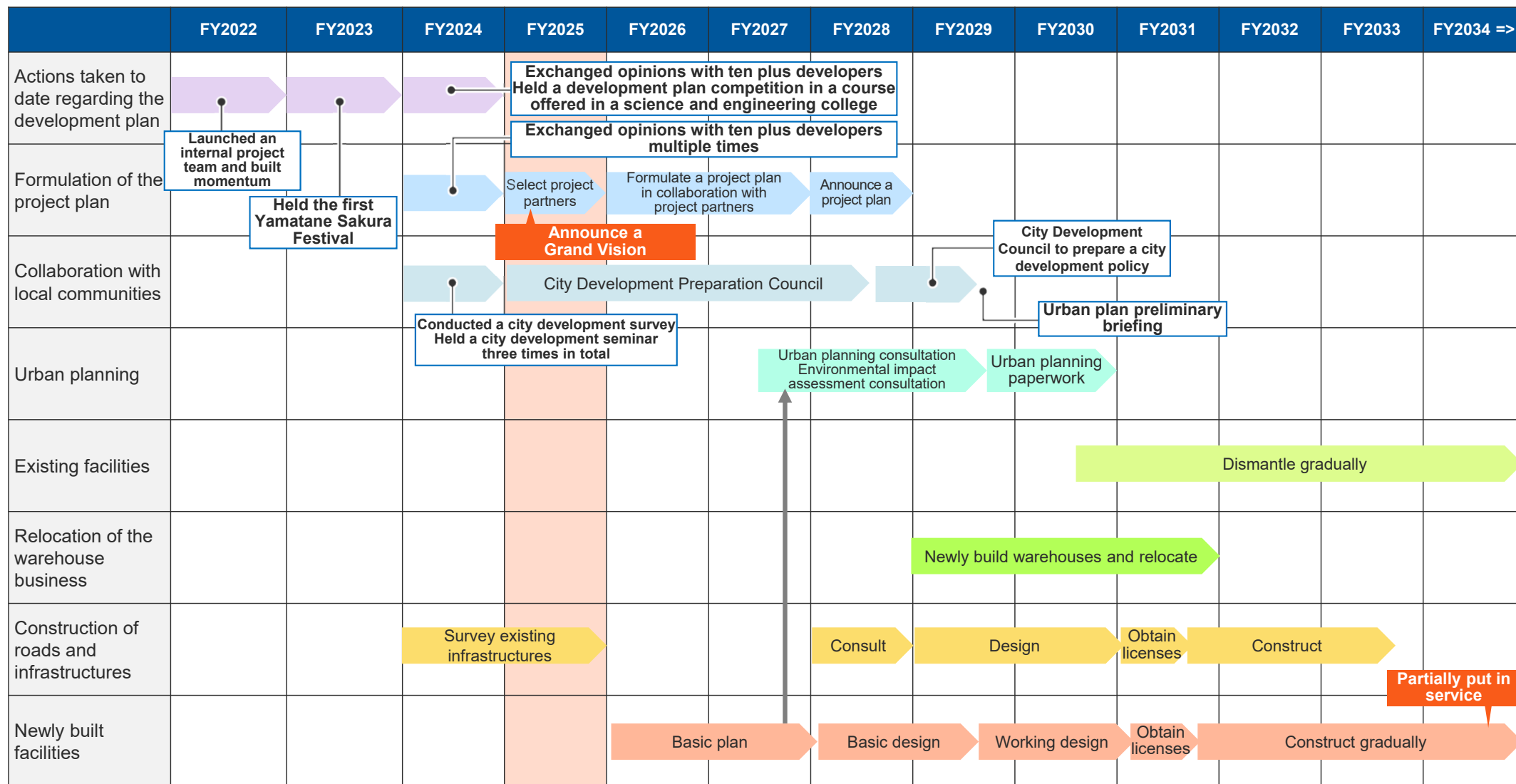


Selection of project partners

- While continuing to receive support from advisors that are highly experienced in large-scale redevelopment, the Company will select project partners (developers and general contractors) that will share its Grand Vision. By drawing on their expertise and financial resources, the Company will accelerate the implementation of the project.



The Company plans to select partner business operators by March 2026 with whom it will pursue the development project. At the same time, the Company will ensure steady progress in consultation with local communities and governments.



* The schedules are based on current assumptions and subject to change as a result of consultation with related parties.