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To whom it may concern

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Notice of Development Utilizing the SHINAGAWA GOOS Site  
in the Shinagawa Station West Exit Area

Keikyu Corporation (the “Company”) hereby announces that it will welcome Toyota Motor Corporation as a joint operator for its development that will utilize the current SHINAGAWA GOOS site in the Shinagawa Station West Exit area.

The Company promotes development projects in the area around Shinagawa Station, under the development vision consisting of “Urban planning as characterized by Shinagawa,” “Urban planning that spreads the synergistic effect along the railway lines” and “Urban planning to create a new interchange that utilizes the transportation hub.” The Company expects that global corporations from Japan and overseas as well as international conferences and hotels will be attracted to the complex facility suitable for the international exchange hub of Shinagawa in the current SHINAGAWA GOOS site (the “site”) in the Shinagawa Station West Exit area, and is aiming for urban planning that utilizes an environment that is blessed with abundant nature while being in front of a terminal station.

The Company concluded an agreement with Toyota Motor Corporation today to welcome them as a joint operator that supports the Company’s direction of urban planning initiatives, which are linked to the Shinagawa Station West Exit area. In this agreement, the Company has reached an agreement with Toyota Motor Corporation that it will transfer a portion of the site to Toyota Motor Corporation, the Company and Toyota Motor Corporation will jointly promote the development of the facility, and Toyota Motor Corporation will use a portion of the facility as offices.

In order to utilize the maximum potential of Shinagawa, which is close to Haneda Airport, where further internationalization is expected, and will be connected to Nagoya through the Chuo Shinkansen, the Company and Toyota Motor Corporation, who is expanding their global activities, will promote the urban planning of the Shinagawa Station West Exit area, further advance the actualization of the development vision and is aiming to realize the utilization of this potential. Taking this opportunity, the Company will deepen collaboration with Toyota Motor Corporation, and investigate initiatives, etc. that will assist in the revitalization of areas along the Keikyu Railway lines and mutual development.

The Keikyu Group has set “With Shinagawa and Haneda as gateways, we will realize in the districts along Keikyu Railway lines a rich and varied area where many people from Japan and overseas gather” as its long-term vision. Even in the next Medium-Term Management Plan that will start from FY2021,

the Keikyu Group will set urban planning initiatives in Shinagawa as one of its core focuses, and will steadily promote the initiatives to achieve this long-term vision.

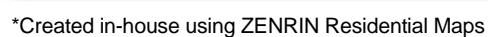
[Attached materials]    (Reference 1) Estimates for the complex facility  
                                  (Reference 2) The Company's development vision

(Reference 1) Estimates for the complex facility

Scope of development: approximately 25,000 m<sup>2</sup> (current SHINAGAWA GOOS site)

Intended use: Offices, MICE, commercial facilities, hotels, etc.

### Map of the location



[Attached materials]

(Reference 2) The Company's development vision

Take advantage of our well positioned property in front of Shinagawa Station for urban planning initiatives that will generate new value.

“Urban planning as characterized by Shinagawa”

- Our company has developed various businesses in the vicinity of Shinagawa Station for around 100 years
- We will utilize the exceptional location in front of Shinagawa Station to engage in urban planning initiatives that will characterize the next 100 years



“Urban planning that spreads the synergistic effect along the railway lines”

- We will further strengthen cooperation between Shinagawa and other locations along the train lines, and will engage in urban planning initiatives that will bring out the charm and features along the train lines, and that will improve the value of the train lines as a whole



\*Created in-house using Google Maps

“Urban planning to create a new interchange that utilizes the transportation hub”

- Shinagawa will evolve from the transportation hub for the Shinkansen, conventional lines, and Haneda Airport, to the gateway for Tokyo, through the expansion of Haneda Airport and the opening of the Chuo Shinkansen.
- We shall engage in urban planning initiatives at Shinagawa, which is a major transportation hub, that will lead from information dissemination and accumulation to exchange and co-creation



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