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First new condominium project in Hokkaido

## **Notice on public announcement of Le JADE Hokkaido Ballpark**

— HOKKAIDO BALLPARK F VILLAGE urban development project —

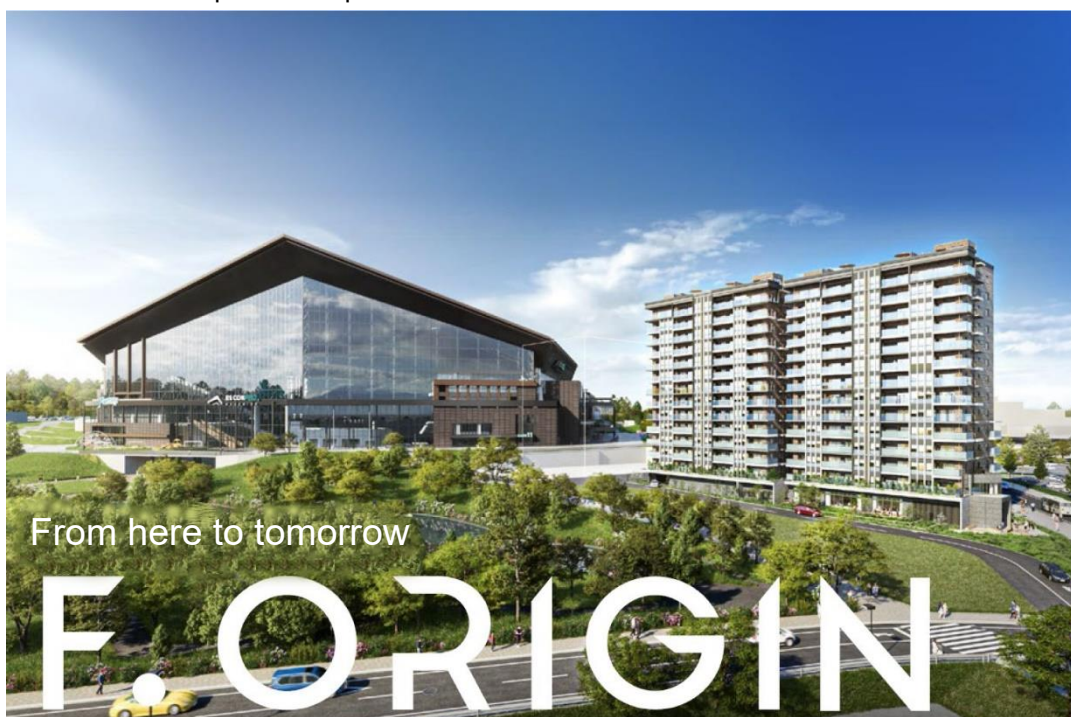
ES-CON JAPAN, Ltd. is pleased to announce plans to open its first new condominium project in Hokkaido, **Le JADE Hokkaido Ballpark**, as part of HOKKAIDO BALLPARK F VILLAGE (“F VILLAGE” hereinafter) in Kitahiroshima City, Hokkaido.

### 1. Background

ES-CON JAPAN has announced plans for the opening of Le JADE Hokkaido Ballpark, a new condominium project as part of the F VILLAGE urban development project centered on ES CON FIELD HOKKAIDO, the new baseball stadium of the Hokkaido Nippon-Ham Fighters (Headquarters: Sapporo City, Hokkaido; Representative: Koji Kawamura, President) currently under development in preparation for its 2023 opening.

In January 2020, ES-CON JAPAN secured naming rights to the new stadium and launched its participation in urban development of various properties totaling approximately 9,400 m<sup>2</sup> on the F VILLAGE site, whose centerpiece will be the new stadium. In March 2021, ES-CON concluded a partnership agreement with the City for the “Train Station West exit Area Revitalization project” in the area around the west exit of JR Kitahiroshima Station on city-owned land around the station. As a key access point for F VILLAGE, this station is expected to see growing traffic. Through efforts involving the redevelopment not just of the F VILLAGE site, but the JR Kitahiroshima Station vicinity, ES-CON JAPAN will help revitalize the overall community.

### 2. The Le JADE Hokkaido Ballpark concept



— The three **Fs** generated by this project and a starting point for a future vision —

**01 From here**  
 Taking the lead in community development through our first project at F VILLAGE

**02 First Le JADE**  
 The first presentation of Le JADE brand quality to the people of Hokkaido

**03 Future-oriented**  
 Future-oriented quality that proposes new ways of living with an eye on the future

The Le JADE Hokkaido Ballpark project is being developed on a site that offers various unique advantages, including proximity to the new stadium and Hokkaido’s rich natural heritage. ES-CON JAPAN is developing this project as a crystallization of the multifaceted real estate development expertise accumulated to date. Through these residences, we plan to deliver a new way of life with a focus on realizing the F VILLAGE development vision “let’s create a ballpark the world has never seen before.” ES-CON JAPAN will approach this mission as a “Life Developer” who proposes new ways of living (**living in a ballpark**) based on the satisfaction and happiness of future residents, grounded in our IDEAL to REAL vision, which calls for creating the future by realizing ideals.

3. Features

■ Building

\* With an external appearance serving as a symbol and landmark, the property features two high-rise residences designed in harmony with the overall F VILLAGE environment.



Rendered image of completed exterior

■ Common areas

\* From a common terrace overlooking F VILLAGE, the spacious open-air rooftop will offer a range of breathtaking vistas, including views of the new stadium and Hokkaido’s primeval forests.

\* In addition to the warm living room made using natural materials in which residents can relax around a fireplace, the first floor features various common spaces for those of all generations, including coworking spaces that can be used for remote work.



Rendered image of completed common terrace



Rendered image of completed warm living room

■ Private areas

\* A total of 20 different floorplans are available to suit diverse lifestyles.

■ The F VILLAGE living environment

\* The condominium site is located next to the new ballpark's outfield stands, making the ballpark atmosphere a familiar presence for residents.

\* Located in a "Ravine Area" which is planned to be a public space where people can enjoy various outdoor activities such as barbeques, bonfires, camping and glamping amid rich landscape with grass, flowers and trees planted around the waterfront, the site will provide abundant opportunities to experience the bounties of nature throughout the four seasons.

\* Plans call for providing condominium residents with 10-year free passes to the stadium as a special benefit, valid from the date of title transfer.

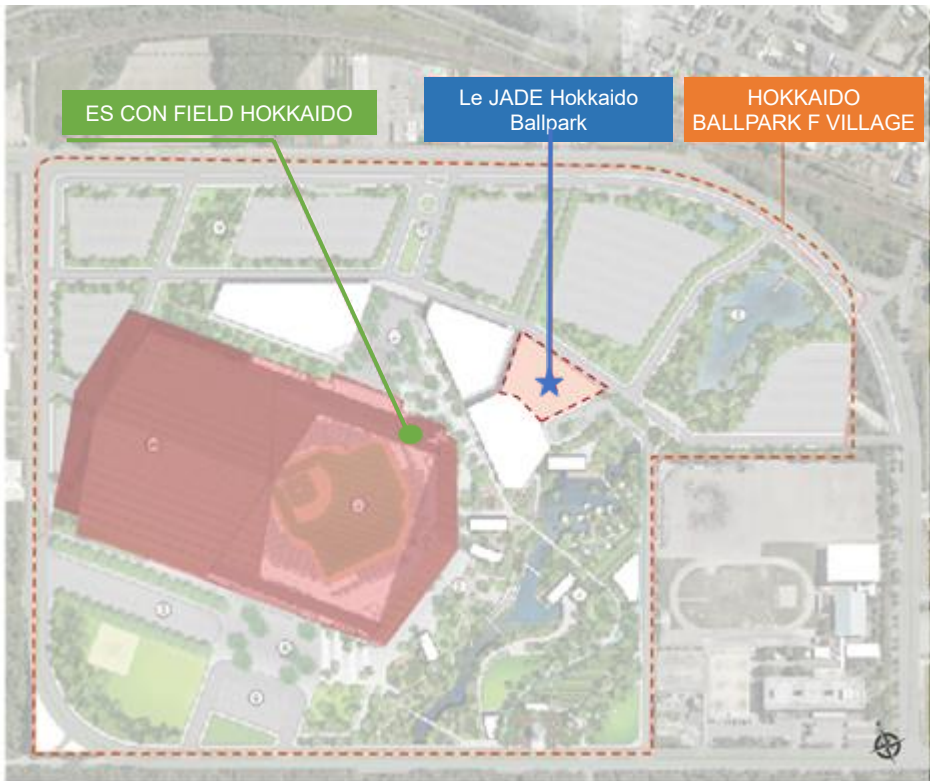


Rendered image of exterior (aerial view)

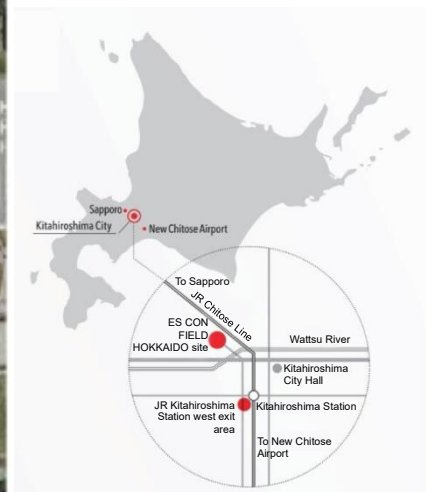


Rendered image of entire F VILLAGE area after completion

■ Location



Plan view of entire F VILLAGE area



Map showing location of F VILLAGE and JR Kitahiroshima Station

#### 4. Property overview

Name	Le JADE Hokkaido Ballpark	Total units	118
Location	Part of 228 Kyoei, Kitahiroshima City, Hokkaido	Floorplans	One to three bedrooms, living room, dining room, kitchen
Access	About five minutes by car or 22 minutes' walk (1,750 m) from Kitahiroshima Station on the JR Chitose Line	Unit size	43.43 - 137.55 m <sup>2</sup>
Zoning	Commercial, quasi fire-protection district	Date of completion	Early March 2023 (planned)
Building/land coverage ratio	53.41% (statutory: 80%)	Starting date of occupancy	Late March 2023 (planned)
Floor area ratio	343.18% (statutory: 400%)	Developer (seller)	ES-CON JAPAN, Ltd.
Building area	1,868.06 m <sup>2</sup>	Design, supervision	Asai Ken Architectural Research Inc.
Total floor area	14,760.30 m <sup>2</sup>	Contractor	NAKAYAMAGUMI Co., Ltd.
Structure, size	Reinforced concrete, partial steel-frame construction, 14 aboveground floors	Broker	Risepartners Co., Ltd.



#### About the **Le JADE** condominium brand

Since ancient times, jade has been prized as a stone associated with perpetual youth, longevity, and the power to give new life.

ES-CON JAPAN's Le JADE condominium brand reflects our dream to provide residential spaces that deliver growing and undiminished value to residents, like the perpetual gleam of the namesake gemstone.

\* This project is currently in the planning stages and is subject to change in various aspects, including design.

\* The rendered images of completed exteriors shown above were prepared based on project plans. Building shapes, specifications, colors, exteriors, landscaping, and other aspects are subject to minor changes reflecting administrative guidance and construction requirements or to incorporate improvements. Certain buildings, utility poles, signs, overhead lines, guard rails, and landscaping near the site may be simplified or omitted. The landscaping depicted is not intended to represent conditions in a specific season. The rendered images do not represent the state of greenery as of the time of completion of construction. The images also depict the simultaneous blooming of flowers that bloom in different seasons.

\* The rendered image of the completed warm living room shown above was prepared based on project plans. Building shapes, specifications, colors, exteriors, landscaping, and other aspects are subject to minor changes to reflect administrative guidance and construction requirements or to incorporate improvements. The landscaping depicted is not intended to represent conditions in a specific season. The rendered images do not represent the state of greenery as of the time of completion of construction. The images also depict the simultaneous blooming of flowers that bloom in different seasons.

\* The view of the site shown from the common terrace shown above is subject to change. The rendered image of the completed common terrace was prepared based on project plans. Building shapes, specifications, colors, exteriors, landscaping, and other aspects are subject to minor changes to reflect administrative guidance and construction requirements or to incorporate improvements. Certain buildings, utility poles, signs, overhead lines, guard rails, and landscaping near the site may be simplified or omitted.

#### ■ For more information or inquiries

##### <About the property>

- Le JADE Hokkaido Ballpark property site (Japanese only)

<https://sumai.es-conjapan.co.jp/kitahiroshima118/>

- Inquiries: Le JADE Hokkaido Ballpark Sales Preparatory Office: tel. 0120-69-2023

##### <About this press release>

- Special site on Hokkaido projects (Japanese only)

<https://hokkaido-development.es-conjapan.co.jp/>

- Inquiries: Administration Group PR/IR Manager, tel. +81-3-6230-9308