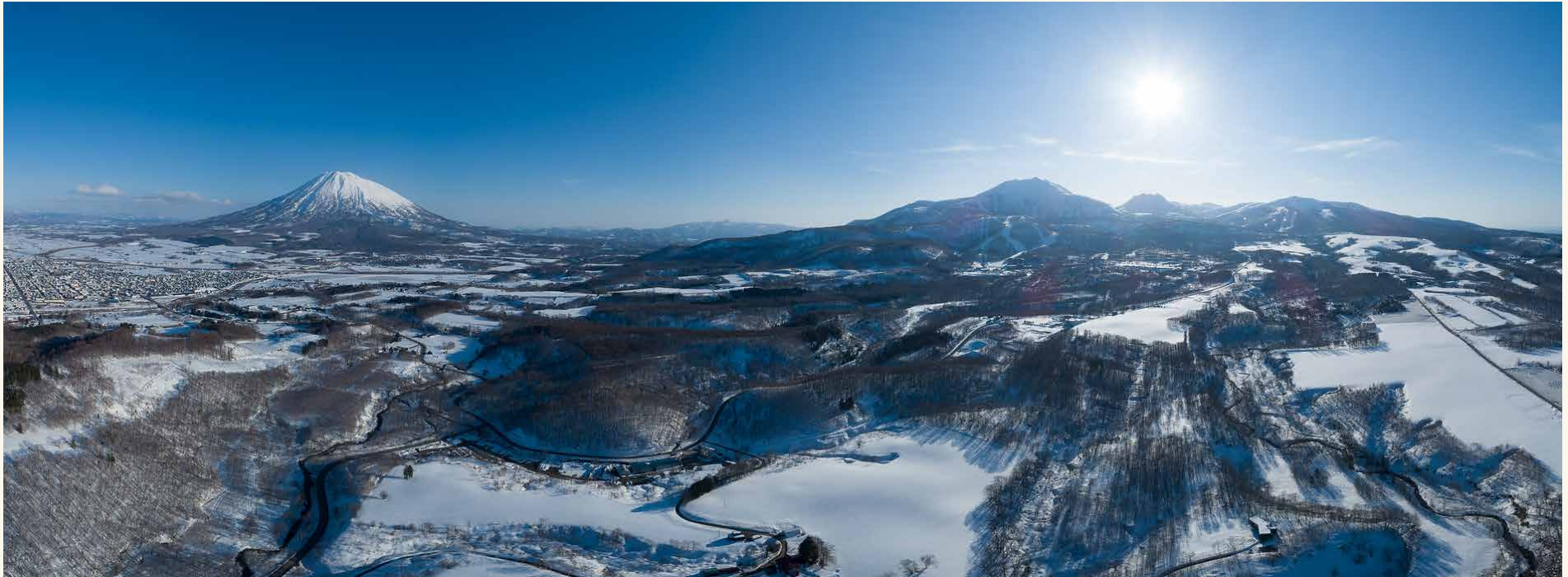


HANAZONO HILLS

Hanazono Hills™ is a stunning elevated 39.2-hectare land site set in a pristine natural environment with sweeping views of Mount Yotei and surrounded by protected and unspoiled forest, within touching distance of the Hanazono ski resort and its surrounding five-star luxury hotels and just minutes away from the future bullet train station in Kutchan.

Boasting an excellent location, Hanazono Hills™ is located only 500 metres from the Hanazono Resort ski lifts and PCPD's luxury Park Hyatt mixed use development. The site is 2km from Kutchan Town - Niseko's main population hub with over 15,000 inhabitants.





HANAZONO HILLS SITE

Hanazono Hills™ is ideal for a variety of development uses within one master site - hotel & private residences, country club, and apartment development areas all within a uniquely private and elevated natural and green estate with forest settings and river sides.

With Ski lift and Kutchan proximity, all locations share breathtaking Mt. Yotei and Mt. Annapuri views and enjoy and South to South-West sunshine, perfect for estate residences perched upon the main spine that runs the entire length of the site.

↑
SITE ENTRANCE



UNRIVALLED LOCATION

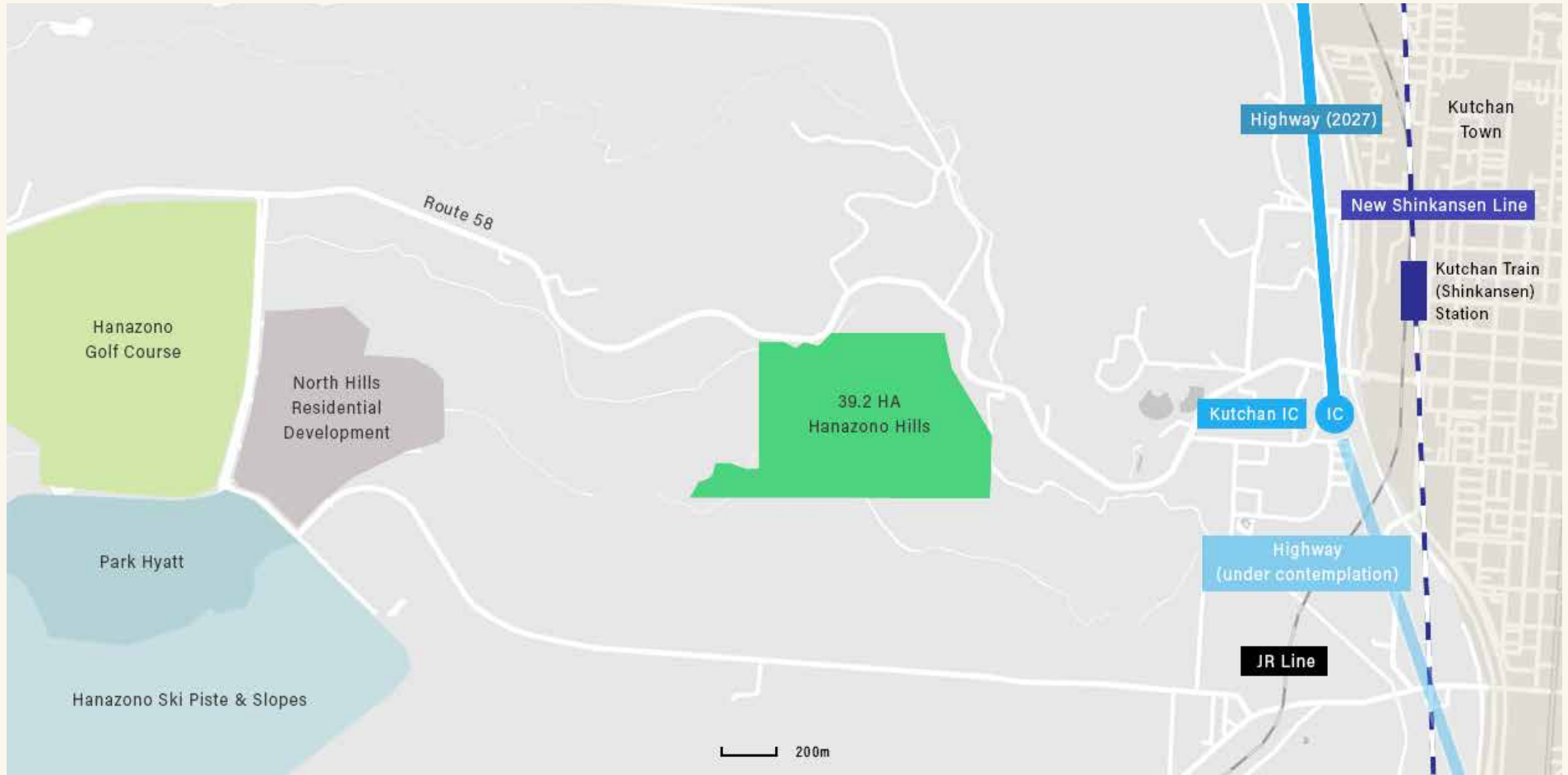
- Only 500 metres from the Hanazono ski lifts and PCPD's luxury Park Hyatt mixed use development
- 2 km from Kutchan town – Niseko main population hub with over 15,000 inhabitants

INFRASTRUCTURE IMPROVEMENT

- Extension of the Bullet Train route from Tokyo to Sapporo to complete in 2030, stopping at Kutchan Station – 2km from the site
- Kutchan (IC) Interchange Highway from Sapporo from Hanazono Hills™

FURTHER ACCESS IMPROVEMENTS

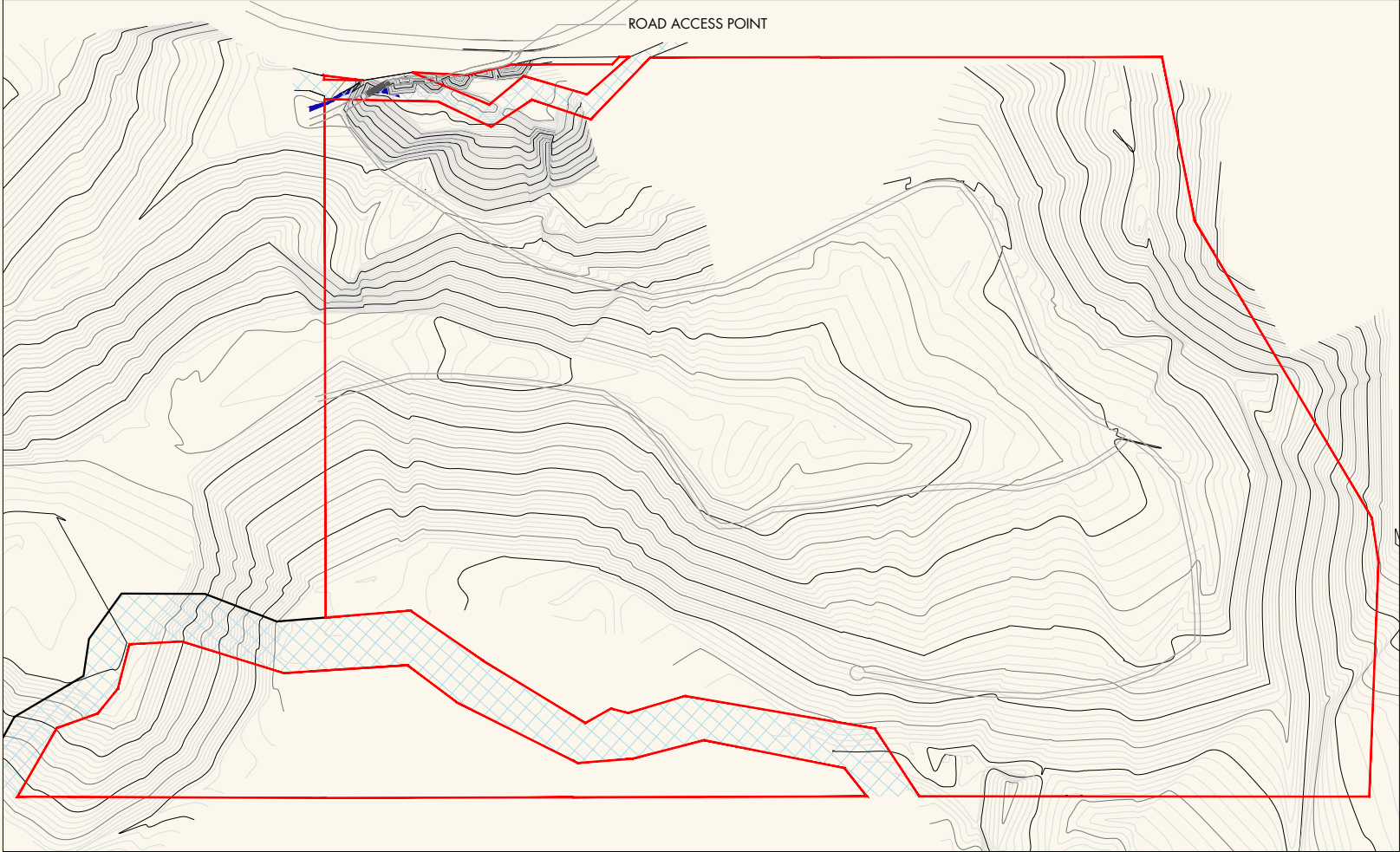
- New highway Chitose Sapporo Airport – Sapporo – Niseko completing 2027
- Kutchan Interchange will be the point where the highway ends is Niseko/Kutchan area, only 1.5 km from the Hanazono Hills™ site



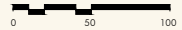
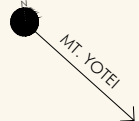
Site Plan & Boundary



Topography

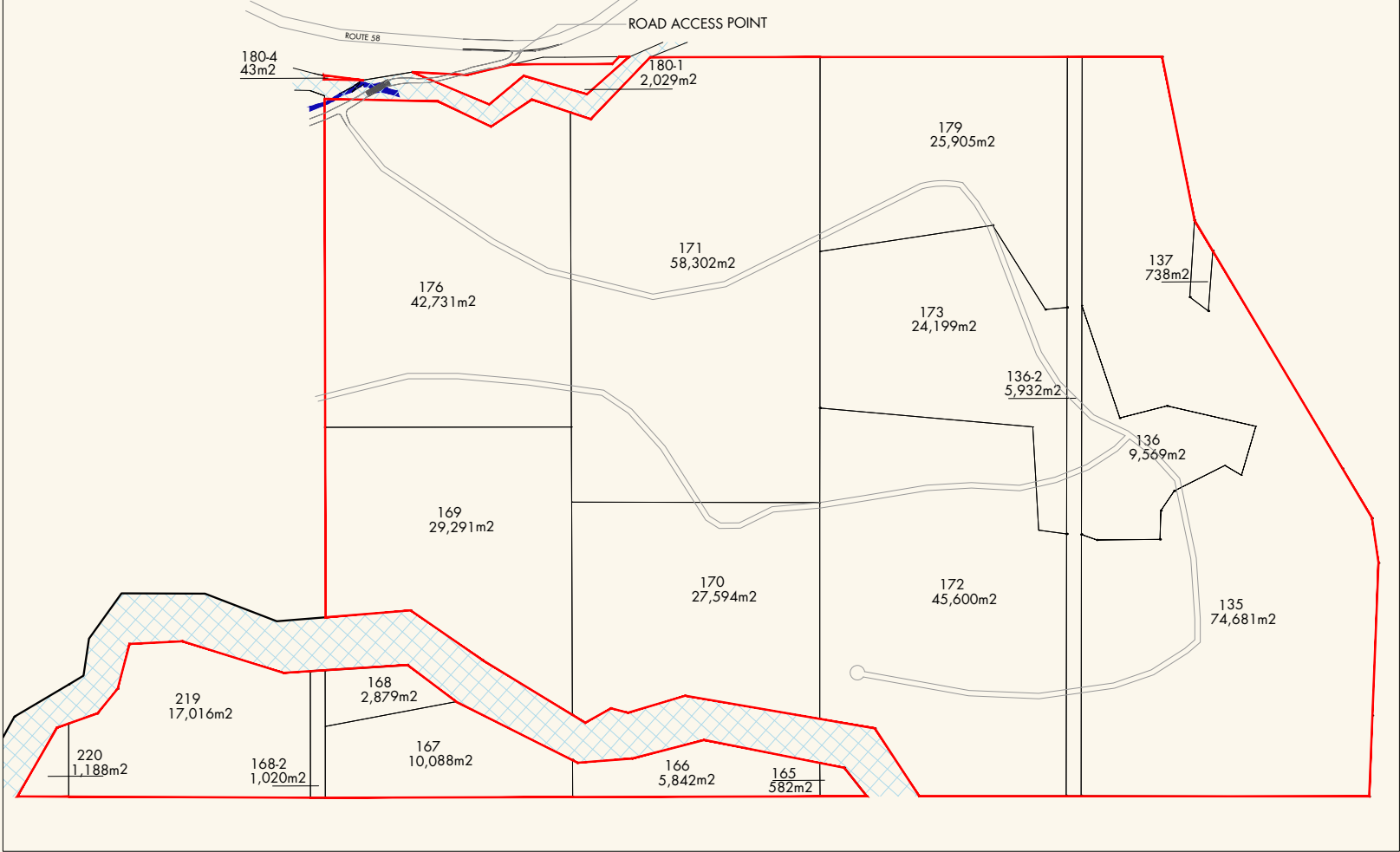


- Site Boundary - Land owned by Hanazono Hills GK
- Designated River Area - Kutchan Town
- Estimated Actual River Area

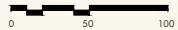
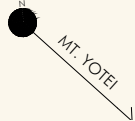


1:2500 @ A3

Block Plan



- Site Boundary - Land owned by Hanazono Hills GK
- Designated River Area - Kutchan Town
- Estimated Actual River Area



1:2500 @ A3

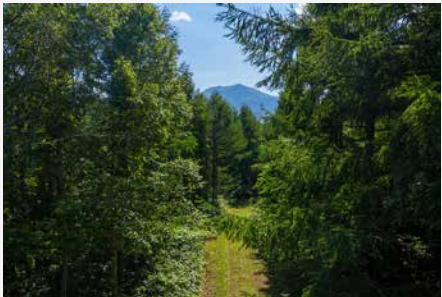
Sample Master Plan



Titles

Title Deed No.	Type (eg. Freehold, Land Use Right)	Property	Land number	Land type	Location of Property	Registered Holder	Area (in sqm)
4334000110138	Freehold	Hanazono Hills	220	Wilderness	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	1,188
4334000109786	Freehold	Hanazono Hills	135	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	74,681
4334000109787	Freehold	Hanazono Hills	136	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	9,569
4334000109789	Freehold	Hanazono Hills	137	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	738
4334000109998	Freehold	Hanazono Hills	165	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	582
4334000110000	Freehold	Hanazono Hills	167	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	10,088
4334000110001	Freehold	Hanazono Hills	168	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	2,879
4334000110003	Freehold	Hanazono Hills	169	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	29,291
4334000110004	Freehold	Hanazono Hills	170	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	27,594
4334000110005	Freehold	Hanazono Hills	171	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	58,302
4334000110006	Freehold	Hanazono Hills	172	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	45,600
4334000110007	Freehold	Hanazono Hills	173	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	24,199
4334000110008	Freehold	Hanazono Hills	176	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	42,731
4334000110010	Freehold	Hanazono Hills	179	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	25,905
4334000110137	Freehold	Hanazono Hills	219	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	17,016
4334000109788	Freehold	Hanazono Hills	136-2	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	5,932
4334000110002	Freehold	Hanazono Hills	168-2	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	1,020
4334000109999	Freehold	Hanazono Hills	166	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	5,842
4334000110011	Freehold	Hanazono Hills	180-1	Wilderness	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	2,029
4334000110014	Freehold	Hanazono Hills	180-4	Wilderness	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	43
4334000110029	Freehold	Hanazono Hills	186-1	Forest	Aza Asahi, Kutchan-cho	Hanazono Hills Godo Kaisha	6,962
						Total	392,191

Site Images



HANAZONO HILLS

For further information email: info@midoriinvestors.com



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