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For immediate release

Mitsui Fudosan Residential Co., Ltd.  
Nomura Real Estate Development Co., Ltd.  
Mitsubishi Estate Residence Co., Ltd.  
Keiyo Gas Co., Ltd.

# Leaf City Ichikawa The Tower

to Be Built within Leaf City Ichikawa,  
One of the Largest<sup>\*1</sup> Major Mixed-Use Developments Along the Sobu Line  
Phase I Sales Begin Saturday, November 2, 2024

Tokyo, Japan, October 25, 2024 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, along with Nomura Real Estate Development Co., Ltd. and Mitsubishi Estate Residence Co., Ltd., announced today that on Saturday, November 2, 2024, they will begin Phase I sales of Leaf City Ichikawa The Tower, a condominium located in Leaf City Ichikawa<sup>\*2</sup>, a mixed-use development being advanced by Keiyo Gas Co., Ltd.

The property is a large-scale, seismic-isolated high-rise condominium with 674 units and 29 floors, located within the approximately 9.1-acre (3.7-hectare) Leaf City Ichikawa<sup>\*3</sup>, one of the largest developments along the Sobu Line. Located just a 7-minute walk from JR Ichikawa Station, this residential setting offers the benefits of convenient commercial facilities and the pleasant surroundings of an extensive plaza. The Tower itself features a variety of common areas befitting a large-scale condominium. This is also the first new condominium in the Keiyo Gas supply area to introduce “carbon offset city gas,” obtain ZEH-M Oriented certification and to adopt bulk receipt of renewable energy, demonstrating consideration for the residential environment. To date, the development has received over 2,500 inquiries and more than 500 parties have visited the model room.



【Illustration of the completed exterior】



【Illustration of the completed exterior】

## Features of this release

- 1. Leaf City Ichikawa, a 9.1-acre (3.7-hectare) large-scale mixed-use development featuring residential and commercial spaces and an open plaza, is one of the largest developments along the Sobu Line**
- 2. A large-scale high-rise condominium with 29 stories and 674 residences, set against the open sky**
- 3. The first new condominium in the Keiyo Gas supply area to adopt the supply of “carbon offset city gas”**
- 4. The everyday reassurance of being supported by a seismic-isolated structure and disaster preparedness facilities**

**1. Leaf City Ichikawa, a 9.1-acre (3.7-hectare) large-scale mixed-use development featuring residential and commercial spaces and an open plaza, is one of the largest developments along the Sobu Line**

Leaf City Ichikawa, one of the largest developments along the Sobu Line with a site area of approximately 9.1 acres (3.7 hectares), brings together a variety of urban functions to offer everyday convenience and create enriching experiences. It features commercial facilities, a central plaza open to local residents, an athletic field for casual ball games, as well as a beautiful evergreen symbol tree and a promenade lined with flowers that make vibrant seasonal scenery a part of daily life. Further, aside from this property, rental housing and senior residences are planned within the same site with the goal of creating a multi-generational multi-use development.



【Illustration of the completed overall Leaf City Ichikawa site\*4】



【Illustration of the completed athletic field】



【Illustration of the completed central plaza】



## **2. A large-scale high-rise condominium with 29 stories and 674 residences, set against the open sky**

This property offers a variety of common spaces to accommodate diversifying lifestyles. A “Sky Lounge” is provided on the 27th floor, allowing residents to enjoy wide-open views with few high-rise buildings in the surrounding area. In addition to views stretching to the Tokyo Skytree® and Mount Fuji, residents can take in other vibrant scenery, including the Ichikawa Citizen’s Summer Fireworks Festival and more.\*<sup>5</sup> On the first floor is the Entrance Lounge, an open space designed around a “BIG LIVING” concept, with seamless access to a working lounge and kids’ space. Further, two guest rooms are available for family and friends to stay, along with a concierge desk to meet resident needs, a laundry room equipped to handle items like sneakers and bedding, and a self-parking garage for smooth vehicle access, all creating a variety of living situations to accommodate diversifying lifestyles.



【Illustration of the completed Sky Lounge\*<sup>6</sup>】



【Illustration of the completed Entrance Lounge】

## **3. The first new condominium in the Keiyo Gas supply area to adopt the supply of “carbon offset city gas”**

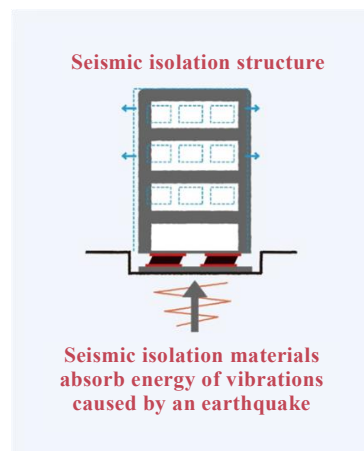
The property plans to supply “carbon offset city gas,” a first for new condominiums for sale in the Keiyo Gas supply area. “Carbon offset city gas” in this case refers to city gas that offsets greenhouse gas emissions across the city gas lifecycle through the use of carbon credits, making it possible to contribute to a greenhouse gas reduction. Additionally, Leaf City Ichikawa The Tower plans to obtain the “ZEH-M Oriented” designation under BELS certification, enhancing insulation performance and introducing high-efficiency systems to achieve significant energy savings while maintaining indoor environmental quality. The development will also demonstrate consideration for the environment through adoption of a bulk electric power reception system with virtually 100% renewable energy.

## **4. The everyday reassurance of being supported by a seismic-isolated structure and disaster preparedness facilities**

Daily life in The Tower residence is supported by a seismic isolation structure. Use of three types of seismic isolation rubber and dampers will reduce building sway during earthquakes, helping to prevent secondary disasters such as furniture tipping over and injuries from falling objects. An emergency generator capable of supplying power during a disaster has also been installed, making this a high-rise residence that ensures safety and peace of mind.



【Overview illustrating the seismic isolation structure\*<sup>7</sup>】



【Seismic isolation structural drawing\*<sup>7</sup>】

<Notes>

Note: The illustrative graphics included herein were created based on blueprints at the planning stage, and differ from the actual appearance of the building's form, colors, etc. Note that detailed shapes, equipment, etc. are not depicted. The landscaping shown assumes the plants have undergone an initial growth period; upon completion, plantings will be spaced to allow for further growth. Plant placement, tree height, number of plants and other details are subject to change due to construction requirements.

- \*1 This is intended to indicate that, among multi-use development projects planned along the JR Sobu Line from Tokyo to Chiba stations (rapid) and from Mitaka to Chiba stations (local) between January 1995 and November 2023, this development project (approx. 9.1 acres (3.7 hectares)) ranks second in development area. (As of November 2023, based on research and supplemental data from MRC Co., Ltd.)
- \*2 “Leaf City Ichikawa” is the area nickname of the (tentatively named) Ichikawa Minami 2-chome, Ichikawa City, Chiba Prefecture project (former site of the Keiyo Gas Ichikawa Plant), decided through a public naming process.
- \*3 This refers to the planning stages of the (tentatively named) Ichikawa Minami 2-chome, Ichikawa City, Chiba Prefecture project (former site of the Keiyo Gas Ichikawa Plant), which includes condominiums for sale and for rent, senior residences, childcare facilities, community centers, retail stores and a convenience store, restrooms and a central plaza (athletic field, etc.). The plan is subject to change due to future administrative guidance and other factors. The commercial facilities, rental housing, senior residences and community centers are scheduled to open in fiscal 2025. Plans are to attract an operator for the childcare facility in fiscal 2026 (subject to delay). The convenience store was opened in December 2023. The self-parking garage is scheduled to begin operating in March 2027. The central plaza and athletic field (planned to open in March 2027) are not for the exclusive use of residents. The starting date for the operation of those facilities is subject to change. Third parties aside from residents will also use those facilities. The childcare facility does not guarantee admission for residents, nor is its operation guaranteed indefinitely. Use is subject to management rules.
- \*4 Illustration herein depicting the overall neighborhood around Leaf City Ichikawa upon completion is a simplified drawing based on Google Earth images as of March 2022, and differs from the actual surroundings.
- \*5 Views of Tokyo Skytree®, Mount Fuji and other scenery may vary by floor and unit, and are not guaranteed to be available in the future as the surrounding environment may change. Note that the location of the Ichikawa Citizen's Summer Fireworks Festival is subject to change and the event subject to cancellation. Views of the fireworks may differ depending on individual unit direction and floor. This description is not a guarantee that the fireworks will be visible from the unit sold.
- \*6 Illustration herein of the completed Sky Lounge is a composite of a photograph taken from a height of approximately 288 ft (88 m), facing southwest (December 2023), with an illustration of the projected Sky Lounge at completion, and may differ from the actual view. Future changes to the surrounding environment mean that currently available views and scenery are not guaranteed indefinitely. This description does not guarantee any specific views from the Sky Lounge.
- \*7 Illustrations herein of the seismic isolation structure overview and structural drawing were created based on blueprints, and differ from actual form, colors, etc.

## ■ Property Overview of Leaf City Ichikawa The Tower

|                          |  |
|--------------------------|--|
| Location                 | 2-89-1 (and other lot numbers) Minami Ichikawa, Ichikawa City, Chiba Prefecture  |
| Transportation           | 7-minute walk from Ichikawa Station on the Sobu Main Line  |
| Zoning                   | Industrial   |
| Structure and scale      | Steel-reinforced concrete structure 29 above-ground floors   |
| Site area                | 131,319 ft <sup>2</sup> (12,200.02 m <sup>2</sup> )  |
| Layouts                  | 1 LDK – 4 LDK  |
| Private space            | 459 ft <sup>2</sup> (42.70 m <sup>2</sup> ) – 1,398 ft <sup>2</sup> (129.90 m <sup>2</sup> )   |
| Planned sales prices     | Between 38 million and 196 million yen *units of one million yen (Includes: Property price, consumption tax and pre-paid ground lease) |
| Most popular price range | In the 77 million yen range *units of one million yen  |
| Units                    | 674 as well as one section for a childcare facility  |
| Completion               | Second half of December 2026 (planned)   |
| Project owners           | Mitsui Fudosan Residential Co., Ltd., Nomura Real Estate Development Co., Ltd., Mitsubishi Estate Residence Co., Ltd.                  |
| Design and construction  | HASEKO Corporation   |
| Official website         | <a href="https://www.31ichikawa.com/shinchiku/G2004001/">https://www.31ichikawa.com/shinchiku/G2004001/</a> (in Japanese)              |

## ■ Location map

