FOXWOOD

NISEKO HIGASHIYAMA HOMES

In 2003, Hokkaido Tracks built First Tracks in Hirafu, pioneering the way for development towards the Modern Niseko we know today. 17 years later, Hokkaido Tracks is making first tracks again, in Higashiyama next to Niseko Village. Fusing the brilliant architectural minds of SAAD and Sudo Constructions' century of building experience, and 22eme's focus on delivering developments with a predilection to craft, quality, design and details. Hokkaido Tracks Resort Properties proudly presents the first master-planned housing estate in Higashiyama Foxwood Niseko.

Introducing Foxwood
Niseko Higashiyama Homes

The kitsune, or fox. A common silhouette slinking into town when it needs to, and then just as easily disappearing back into the rustic woods of Niseko when it decides. As development continues to pile into Hirafu, we recognised the growing demand for tranquility but with the ease of modern comforts.

Drawing inspiration from the free-spirited fox, Foxwood Niseko is taking a bold step in that direction. Designed to fit-in stylistically to the surrounding woods, the premium land and house package includes free-standing contemporary 3 and 4 bedroom homes as well as innovative dual-key 5 bedroom options.

All Foxwood homes are turn-key and feature:

- Underground Power
- Landscaping
- Stunning unobstructed views of magnificent Mount Yotei.
- Covered parking.
- Family-focused common park facilities and walking trails through all yards.

SUDO × HOKKAIDO TRACKS RESORT PROPERTIES × 22ÈME × SAAD

Strikingly Modern

SAAD, the virtuoso with masterpieces like Cloud 9 and L House in his portfolio is the architectural brain of the project. Currently based in Tokyo, the LA-trained, Hokkaido native has created a bold, family-friendly design. The homes feature iconic angled roofs and textured walls, set to blend into the surrounding nature regardless of the season. **SAAD** describes his architecture as being "simple in concept like traditional Hokkaido-style homes, with a raised living area and an exterior design that will adapt to the snow conditions of Niseko."

Hokkaido Tracks Resort Properties and **Sudo Construction**, together with over a century of building expertise and project management experience, have collaborated once again to bring the vision to life. The local partners at Sudo have consistently delivered quality properties on time and on budget. Hokkaido Tracks is driving the project forward with a track record of award-winning properties, 17 years of market knowledge, and a thirst for innovation that has led to an impressive portfolio of firsts, including being the first international developer and property manager in Niseko.

Distinctly Japanese

Higashiyama, usually recognised as the general area Niseko Village is located, prides itself on being the premier all-seasons destination of Niseko. Located 10 minutes outside Hirafu, or 2 minutes easy access to the Niseko Village for skiing or golf depending on season, it is no surprise that Higashiyama continues to grow in popularity. This is becoming especially evident in summer, where it is the hotspot for both international and Japanese tourists.

In Higashiyama, the Foxwood Homes are ideally located on an elevated-flat site bordering a forest area next to Milk Kobo and just down the road from Niseko Village's Pure Park & Golf course, the 2 top tourist destinations in all of Niseko for summer. Choose to stay hidden in the woods for quality time with the family, or venture out and blend into the bustling activities. With the location of Foxwood, you can do both.

Designed for Families

Time with family is the new luxury. As the world today continually speeds up, the quality time spent for family activities seems more and more at a premium. What better place to rediscover and reset annually than in the rustic tranquility and beauty of Higashiyama. The winter activities are well documented with the consistent and reliable champagne powder. However, it is the summer activities that currently seem to be Higashiyama's best secret. Golf, Horse Riding, Cycling, Fishing, Day Spas, Onsens and the popular Milk Kobo farm are just some of the attractions within easy reach of Foxwood. Add to that some of the best cuisine Japan has to offer and you have the ideal summer family getaway.

The all-season appeal has also triggered movement from some of the big hotel brands. The Ritz-Carlton Reserve, located near the Hilton Niseko Village, opens in 2020 and a Moxy Hotel opens in 2021. Long-term, more hotels and amenities are expected to support the candidate venue selected by Sapporo to host all four alpine events at the 2030 Winter Olympics. With future capital growth all but guaranteed, investment into an exclusive land and house package now would be a step ahead of the rest. That investment comes with unparalleled property management by Hokkaido Tracks, placing owners first, giving you unlimited usage of your property and a transparent, flexible and clearly defined management package.

New interior options released

Curated interior furnishings by British designer Timothy Oulton

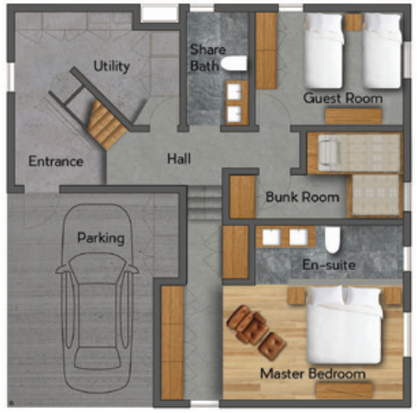
Price Matrix

Lot #	Land Size sqm	Land Size tsubo	House Type	Construction Floor Area sqm	Sales Price (Yen)	Status
A	498.75	151.13	4 bed + 3 bath	227.00	SOLD	SOLD
B	499.73	151.43	4 bed + 3 bath	227.00	SOLD	SOLD
C	446.83	135.40	4 bed + 3 bath	227.00	188,000,000	Available
D	456.04	138.19	3 bed + 3 bath	203.70	SOLD	SOLD
E	437.71	132.63	3 bed + 3 bath	203.70	SOLD	SOLD
F	670.93	203.31	5 bed + 4 bath 2-key	356.22	P.O.A	Available
G	607.13	183.97	5 bed + 4 bath 2-key	356.22	P.O.A	Available
Courtyard	331.22	100.37	N/A	N/A	N/A	N/A

*House & Land sizes are approximate and may vary slightly.
*Prices may change without prior notice. Please contact your sales agent to confirm up to date pricing.
*Total land size incl. common area 1/7th ownership of the common space.
* All Prices include developer selected furniture package

Unit Concept Plan

4 BEDROOM LDK



1F Floor Plan

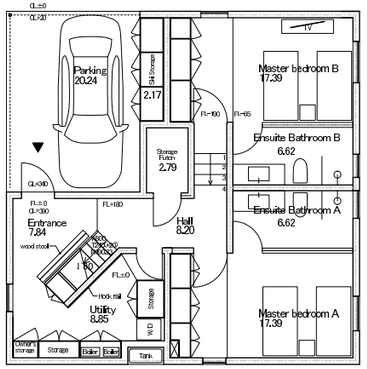
2F Floor Plan

FINISHES & EQUIPMENT SPECIFICATIONS

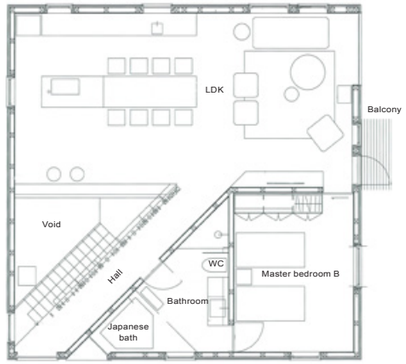
Roof	Galvanized steel sheets
Windows	PVC aluminum and timber windows, double glazing
Walls (External)	IF Mortar. 2F Hokkaido cedar timber cladding
Flooring	Ceramic tiles/Wall paper/Mortar with paint/Cedar panel
Walls (Internal)	Ceramic tiles/Mortar with paint/Timber flooring
Ceiling	Timber and wall paper
Entry door	Insulated cedar cladding with key pad
Internal doors	Custom doors
Bathroom	Japanese bath/2 shower room with custom vanity and Toto washlet
Kitchen	IH cook top/stainless steel sink/extraction hood/Miele dishwasher
Heating System	Under floor heating (partial) and panel heaters
Air-conditioning	Bedrooms and living room (optional)
Lighting	Mainly LED lighting
Utilities	Water, electricity, telephone, internet, gas
Landscaping	Sprayed grass, gravel driveway Options: heated driveway, designer's landscaping, deck
Furniture, fixture and equipment	Optional packages available

Unit Concept Plans

3 Bedroom LDK

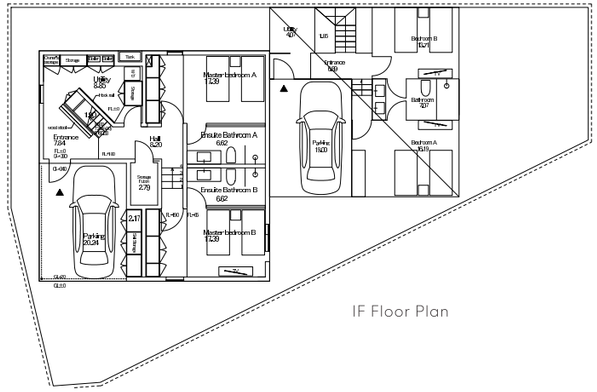


1F Floor Plan

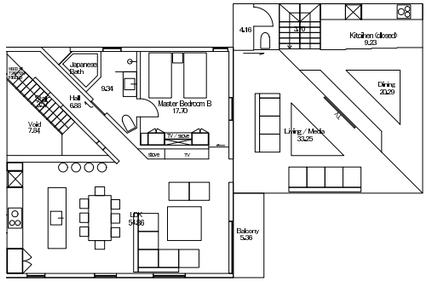


2F Floor Plan

5 Bedroom LDK

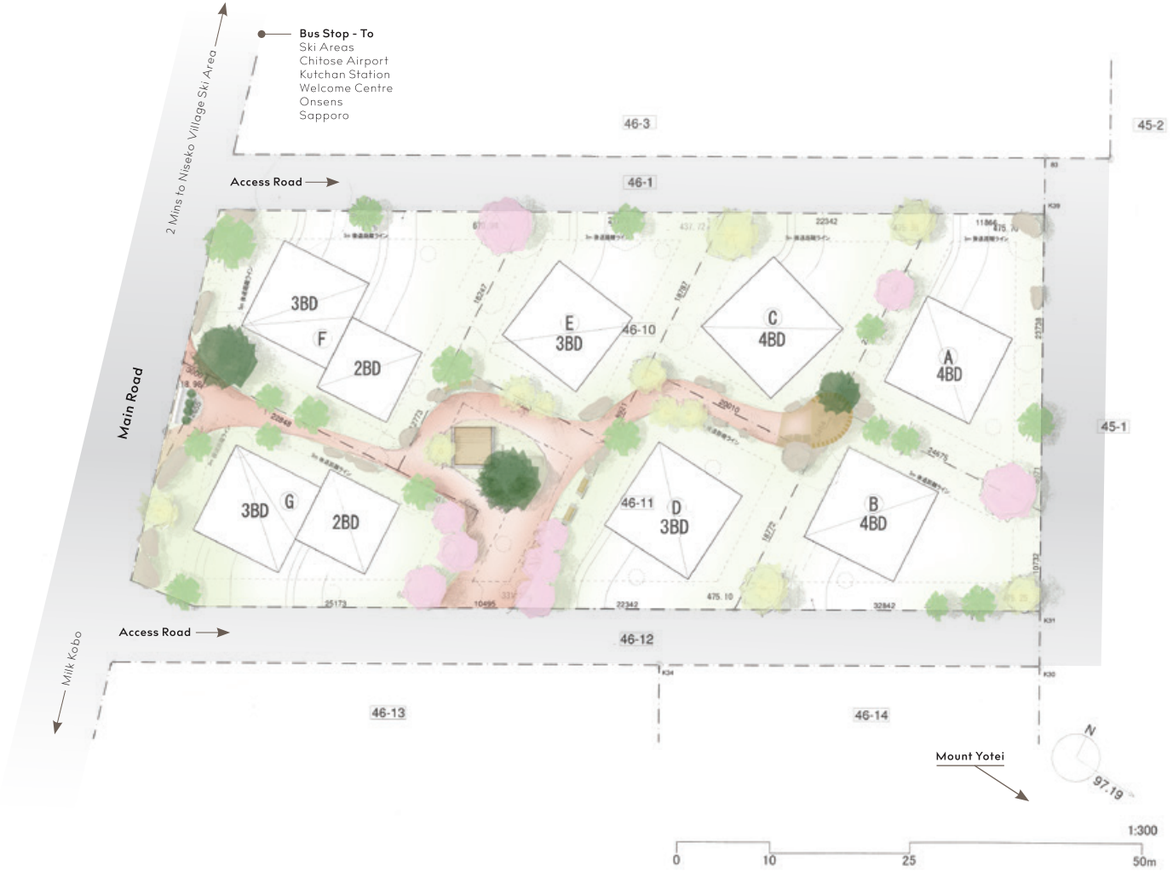


1F Floor Plan



2F Floor Plan

Master Plan



Strikingly modern. Distinctively Japanese. Designed for families.

If you are interested in making first tracks into fresh untouched investment opportunities with us, get in touch with Hokkaido Tracks Resort Properties

P +81 136 21 6960 • **E** sales@hokkaidotracks.com • **W** www.foxwoodniseko.com

HOKKAIDO TRACKS
RESORT PROPERTIES