

August 20, 2025

To Members of the Press

Nippon Steel Kowa Real Estate Co., Ltd.
Mitsubishi Estate Residence Co., Ltd.
Cosmos Initia Co., Ltd.
Yugaf Holdings Inc.

New For-Sale Condominium Hotel to be Developed in Motobu-cho, Okinawa “QUILL RESORT OKINAWA condominium hotel” August 20, 2025: Notice of Phase 1 General Sales Information

Nippon Steel Kowa Real Estate Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Masahiro Miwa), Mitsubishi Estate Residence Co., Ltd. (headquartered in Chiyoda-ku, Tokyo; led by President and CEO Masaharu Miyajima), Cosmos Initia Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Ryotaro Takachi), and Yugaf Holdings Inc. (head office located in Nago-shi, Okinawa; led by President and CEO Takako Maeda) are jointly developing the for-sale condominium hotel “QUILL RESORT OKINAWA condominium hotel” in Motobu-cho, Kunigami-gun, Okinawa, and will begin offering Phase 1 units for sale starting August 20, 2025. Applications for Phase 1 sales will be accepted starting September 27, 2025.

Property URL: <https://quill-okinawa.com>

The site is located on a hillside with a view of the sea and mountains of northern Okinawa Island, an area rich in natural diversity and cultural attractions. In Motobu-cho, which is home to a concentration of tourist attractions like Okinawa Churaumi Aquarium, Yambaru National Park, and a new theme park, this development redefines the relationship between staying and owning.



▲ Computer-generated rendering of the planned exterior



▲ Computer-generated rendering of the planned entrance

■ A new asset utilization model that allows operation while retaining ownership

The property will be operated under an individually owned condominium model, under which owners may stay in the units they own and offer them as hotel rooms when not in use. Hotel operations will be managed by Maedasangyo Hotels, an operator of five hotels in Okinawa, primarily in the Nago and Motobu areas. By delegating complex management tasks to the company, owners can continue to manage their properties with ease.

This approach enables a new style of real estate utilization that offers owners the freedom to use their unit as a vacation home while also securing an easy-to-manage, profitable asset, accommodating a wide range of lifestyle investment and estate planning needs.

<Features of “QUILL RESORT OKINAWA condominium hotel”>

■ A location that offers breathtaking views and a quiet environment

The hotel’s most distinctive feature is its privileged hilltop location that overlooks the East China Sea. Extending in front of the building is the coastline of the Ocean Expo Park, which is known for the Okinawa Churaumi Aquarium, and unfolding in the distance are views of Ie, Sesoko, and Minna Islands and an unobstructed horizon.

At sunset, guests and owners can gaze out at the red glow of the sky and sea from the balcony*, offering a liberating and tranquil experience not found in daily life.

Located in the northern part of Okinawa Island, Motobu-cho is enveloped by the lush natural environment of Yambaru, drawing visitors from both Japan and overseas. Thanks to its proximity to key attractions such as a new theme park and other large-scale activity facilities, the Okinawa Churaumi Aquarium, Kouri Island, and the Nakijin Castle Ruins, the town is highly regarded as a tourism hub for the northern part of the island, offering convenient access to nature, culture, and leisure.

* Not applicable to the first-floor guest rooms.

■ A tranquil suite that opens up to the sea and sky

The door opens to reveal a sweeping panorama of the sea.

Each guest room is a suite of at least 50 square meters, featuring a spacious living area and a six-meter span that seamlessly connects the interior with the outdoor views. A balcony extends from each room, offering the luxurious experience of simply gazing out at the sky and sea and watching them transform as time goes by.* The rooms are also equipped with a kitchen, washing machine, and an entrance space with storage, providing an ideal environment for longer stays.



▲ Computer-generated rendering of a planned living and dining space

Designed to enable guests to enjoy their stay as if they were living there, these exquisite hilltop guest rooms offer both tranquility and functionality. * Not applicable to the first-floor guest rooms.

■ Shared spaces and a design concept that offer the comforts of a resort experience

To improve the overall quality of the resort experience, the hotel places strong emphasis on comprehensive shared facilities.

An infinity pool will be placed at the front of the site, blending together sea and sky while offering spectacular views of Ie Island and a liberating sense of openness.

A semi-open-air bath with a sauna offers an ideal place for unwinding after activities. The combination of a high-heat sauna, cold plunge, and outdoor air exposure delivers the kind of restorative experience only a resort can offer.

The club lounge also provides a space for quiet reading and refreshments, offering a moment of personal reflection.

The all-day dining restaurant serves cuisine prepared with seasonal local ingredients, which can also be enjoyed from terrace seats with ocean views. The specialty restaurant offers seasonal cuisine to be savored in an elegant atmosphere. The property also includes a main swimming pool, a kids' pool, and an indoor pool that can be enjoyed throughout the year.

By providing both the comforts of a resort experience and the convenience of daily living, the spatial design delivers a unique stay experience.



▲ Computer-generated rendering of the planned exterior



▲ Computer-generated rendering of the planned club lounge

Note: The renderings shown were computer-generated based on drawings at the planning stage and may differ from the completed project. The exterior, specifications, colors, and other aspects may be subject to change due to guidance from government authorities or construction-related considerations.



NIPPON STEEL KOWA
REAL ESTATE

■ Facility Overview

Name: QUILL RESORT OKINAWA condominium hotel

Address: 383-1 Yonazaki-baru, Yamakawa, Motobu-cho, Kunigami-gun, Okinawa + 24 other lots

Access: Approx. 99 minutes by car (approx. 94.9 km) via the Okinawa Expressway from Naha Airport (Naha IC–Kyoda IC)

Lot Area: 9,809.99 m² (measured area); Separate lots: 165 m² (area in registry)

Total Floor Area: 21,158.26 m²

Total Number of Rooms: 230

Completion: Late December 2027 (planned)

Opening: Spring 2028 (planned)

Project Owners: Nippon Steel Kowa Real Estate Co., Ltd.

Mitsubishi Estate Residence Co., Ltd.

Cosmos Initia Co., Ltd.

Yugaf Holdings Inc.

Sales Companies: Tokyu Resort Corporation

Mitsubishi Estate Residence Co., Ltd.

Nippon Steel Kowa Real Estate Co., Ltd.

Design Supervision: Tokyu Architects & Engineers Inc.

Construction: Yabu Doken Co., Ltd.

Management: Maedasangyo Hotels

