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Company Name: ES-CON JAPAN Ltd.
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Notice Regarding Investment in the New Stadium Vision of Montedio Yamagata (J.League Club) and Acquisition of Shares in Its Operating Company (to Make it a Subsidiary)

ES-CON JAPAN Ltd. (Head Office: Minato-ku, Tokyo; President and Representative Director: Takatoshi Ito; hereinafter the “Company”) hereby announces that, as separately disclosed today, it has resolved to invest up to 5.0 billion yen to Montedio Football Park Co. Ltd. (Head Office: Yamagata-shi, Yamagata Prefecture; President and Representative Director: Kentaro Aida; hereinafter “MFP”), which is promoting the vision of the new stadium (hereinafter the “Vision”) scheduled to open in August 2028 in Yamagata Prefecture. To advance the Vision, the Company has entered into a share subscription agreement* with Montedio Yamagata Ltd. (hereinafter “MY”), which operates the football club and the new stadium. Through this initiative, the Company aims to promote urban development centered on sports and contribute to regional revitalization.

* This agreement is subject to the proposal and approval of a partial amendment to the Company’s Articles of Incorporation in connection with the execution of this matter.



Main Gate (Artist's Rendering)

Background of the investment

Based in Tendo-shi, Yamagata Prefecture, J2 League club Montedio Yamagata has been dedicated to promoting sports and revitalizing the local community since joining the J.League in 1999, earning deep affection from residents of the prefecture. Currently, the club’s home games are held at the existing athletic stadium, which presents challenges such as the considerable distance between the pitch and spectators. In addition, under the fall-spring

calendar system to be introduced in the J.League from 2026, the snowy climate of Yamagata Prefecture creates a need for covered seating for spectators. To address these challenges, MFP was established in 2024 as a subsidiary of MY, with the aim of constructing and operating a new stadium.

The Vision promoted by MFP is not simply to build a venue for football matches. Through the stadium development, it aims to serve as a base for cultural and community engagement with the objectives of “creating a new symbol for Yamagata Prefecture that contributes to regional branding,” “increasing both visitors and local engagement,” and “promoting sustainable urban development.” Under the concept: “Rediscovery YAMAGATA (Connecting Yamagata),” the new stadium is envisioned as a hub that connects the region’s “people, products, and experience” across the entire prefecture, with the aim of addressing social challenges facing the community.

While the Vision has been under consideration for some time, the new stadium development involves large-scale construction, making collaboration with private partners that possess a solid financial foundation and development expertise essential. The Vision aims not only to complete the stadium but also to promote sustainable urban development as a community base where people continue to gather after its completion. The presence of business partners who share this commitment and wish to contribute to regional revitalization has been indispensable.

Based on the purpose “Ideal to Real: Bringing ideals into reality to create a new future,” the Company is committed to promoting development that reflects the needs of local communities while realizing the ideals of its customers and society. Recognizing the social significance and concept of this Vision, and seeing that investment in the Vision would enable integrated value creation in the surrounding area based around the stadium, as well as potential involvement in future urban development projects, the Company has decided to participate in the Vision through a phased investment of up to 5.0 billion yen, anticipating that this will lead to further business opportunities.

Yamagata Prefecture, supported by a strong manufacturing sector, ranks first in prefectural income per person in the Tohoku region and possesses significant economic potential. The Vision of Tendo-shi, neighboring Yamagata-shi, is expected to serve as a “hub of economic circulation,” creating new entertainment demand and fostering collaboration with local businesses, supported by this prosperous economic foundation. The Company aims to leverage the region’s economic base and, by combining sports and business, contribute to the economic growth of Yamagata Prefecture.

Overview of the new stadium vision

The planned site for the new stadium is located within the Yamagata Prefectural General Sports Park’s temporary parking area in Tendo-shi, at the heart of Yamagata Prefecture. It is approximately a 7-minute drive from Yamagata-Kita IC and a 15-minute walk from JR Tendo-Minami Station, offering excellent access from the region’s main transportation hubs and attracting visitors from the Sendai area and Yamagata Airport.

Under this Vision, the stadium will serve as a year-round facility, not only hosting football matches but also generating everyday activity through various attractions, including co-working spaces and other facilities that can support industry development. In addition, the Company and MY, in cooperation with local authorities and relevant government agencies, aim to introduce social infrastructure that takes into account its role as a regional disaster-prevention center and the environment. This initiative is intended to revitalize the region amid population decline, increase employment opportunities for young people, and address challenges faced by Yamagata Prefecture, ultimately contributing to the creation of a “base for cultural and community engagement” that can realize a sustainable local community.



Concert Use (Artist's Rendering)



Workspace (Artist's Rendering)

Consolidation of Montedio Yamagata Ltd. as a subsidiary and group synergies

In participating in the Vision, the Company plans to make MY a consolidated subsidiary (see the separate release announced today) in order to promote an integrated project not only for the stadium construction, which represents the tangible aspect, but also for creating regional vibrancy. By respecting the club team's history and philosophy, and combining the trust that MY has built with the local community and fans with the Company's expertise as a comprehensive developer, we aim to create new value rooted in the region. Furthermore, by leveraging MY's relationship with the Yamagata Prefectural General Sports Park, for which it serves as the designated administrator, we aim to promote urban development centered on sports using the new stadium as a starting point and establish an advanced business model for regional revitalization.

The Company has been involved in real estate development around ES CON FIELD HOKKAIDO in Kitahiroshima-shi, Hokkaido, as well as in urban development projects in cooperation with local authorities around the West Exit of JR Kita-Hiroshima Station, and has extensive track record and expertise in regional revitalization centered on sports facilities. In this Vision, the Company will leverage these insights cultivated in Hokkaido, while its subsidiary, ES-CON Sports & Entertainment Ltd., plans to enter into an advisory service agreement with MY, thereby actively promoting sustainable urban development with the new stadium as the starting point.



Stands (Artist's Rendering)



First Team Squad Photo

Overview of the new stadium vision

Project owner	Montedio Football Park Co., Ltd.
Planned construction site	Temporary Parking Area at Yamagata Prefectural General Sports Park (Tendo-shi, Yamagata Prefecture)
Scheduled opening	August 2028 (scheduled)
Website	https://montediofootballpark.co.jp/



<For inquiries>

Form: <https://en.es-conjapan.co.jp/inquiry/ir/>

(Reference)

Company Profile

Company name	ES-CON JAPAN Ltd.
Location	The Okura Prestige Tower 20F, 2-10-4 Toranomom, Minato-ku, Tokyo
Representative	Takatoshi Ito, President and Representative Director
Establishment date	April 18, 1995
Business description	Condominium business, Real estate development business, Real estate leasing business, Asset management business, Other business
Corporate website	https://www.es-conjapan.co.jp/

Overview of Montedio Yamagata Club

Company name	Montedio Yamagata Ltd.
Representative	Kentaro Aida, President and Representative Director
Location	Yamagata Creative City Center Q1 3-A, 1-5-19 Honcho, Yamagata-shi, Yamagata Prefecture
Area of activity	Yamagata Prefecture
Hometown	Entire Yamagata Prefecture centered on Yamagata-shi, Tendo-shi, and Tsuruoka-shi
Establishment year	1984 (as NEC Yamagata Soccer Club)
Origin of the club name	The name is a coined word combining the Italian words "Monte" (mountain) and "Dio" (god), meaning "God of the Mountain." It reflects the sacred Three Mountains of Dewa—Mt. Gassan, Mt. Yudono, and Mt. Haguro—in Yamagata Prefecture, where the club is based, as well as the team's ambition to reach the pinnacle.