

レオパレス21

Leopalace21 allows you to search for rooms around Japan with a computer or smartphone, or even at our local office.

Search for properties around Japan with a computer or smartphone.
Conveniently search for rooms in your desired area, anytime and anywhere.



Leopalace Center
Leopalace Partners



Computer



Smartphone

Leopalace

Search

<https://www.leopalace21.com>



Number of properties in Japan managed by Leopalace21 Approx. **560,000**

*As of March 2023

Using Leopalace21,
you can do everything without visiting
our office! *1

Room
search

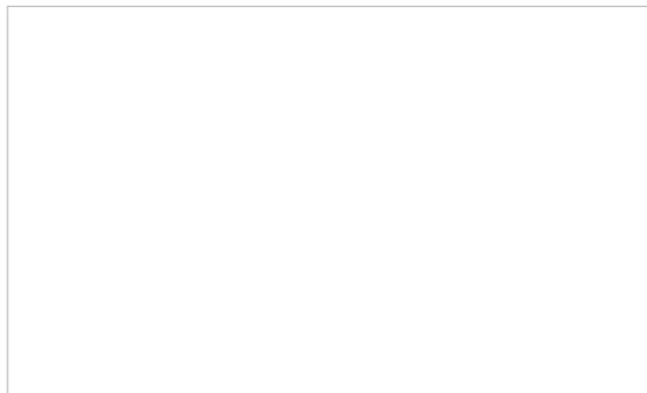
Staff
consultation*1

Room
Viewing*2

Sign the
contract

Key
return and
collection*1

*1: Only for properties managed by Leopalace21
*2: Only at Leopalace21's managed offices (not Partner)



Apply for a lease or sign a lease contract for any Leopalace21 properties in Japan at our offices.

Leopalace21 Corporation

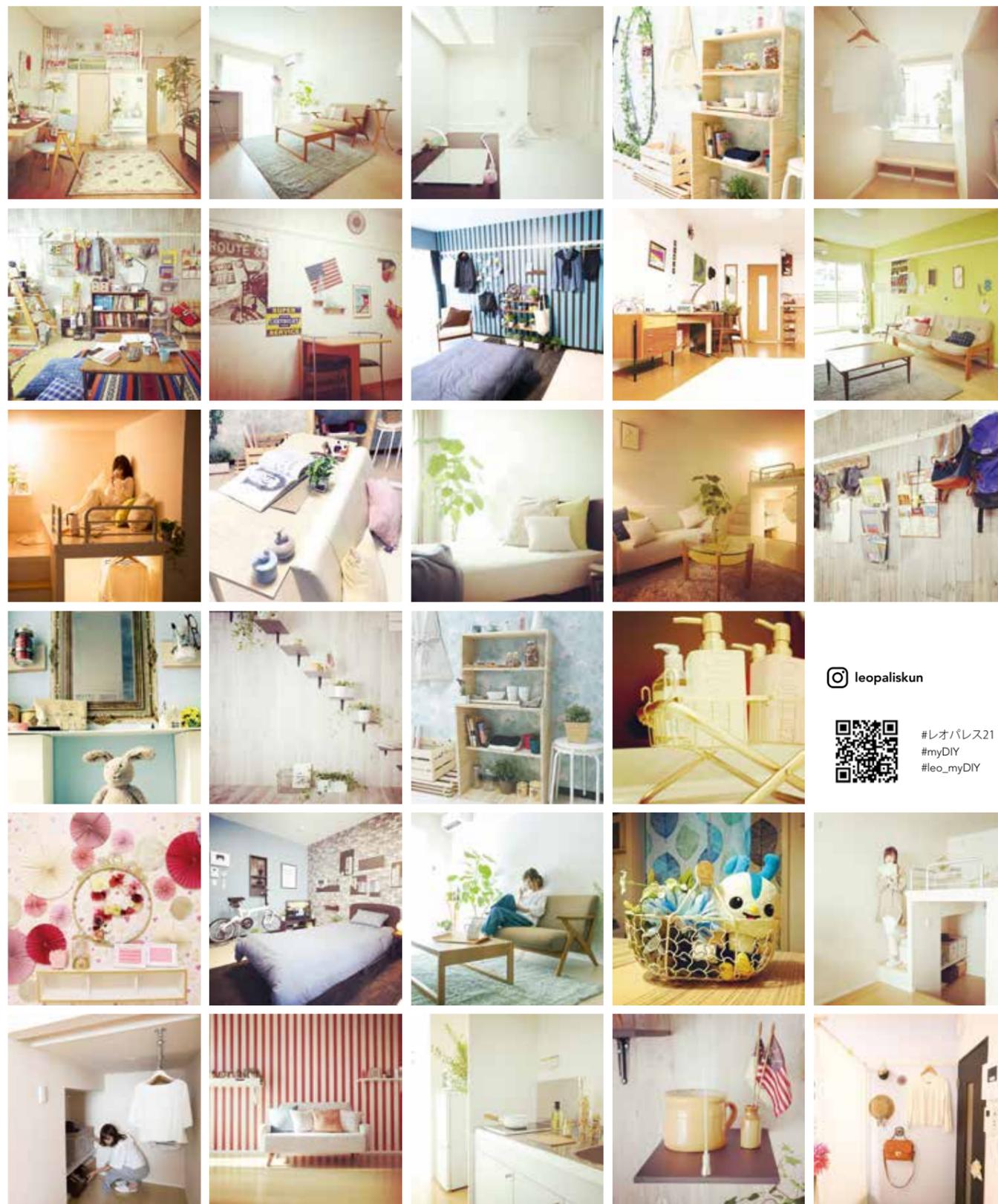
Leasing Business Division: 2-54-11 Honcho, Nakano-ku, Tokyo 164-8622, Japan
Building lots and buildings transaction business license: Minister of Land, Infrastructure and Transport Permit (11) No. 2846
Registered rental housing management operator: Minister of Land, Infrastructure and Transport (02) No. 4651

Contact for customers looking for rooms:

0570-0080-21
ナビダイヤル® (9:00 to 18:00)

2023.4 H-001

* The information in this brochure is as of April 2023 and is subject to change without prior notice.



leopaliskun



#レオパレス21
#myDIY
#leo_myDIY

This brochure only provides information on properties managed by Leopalace21.

PLAN

Multiple plans available

Q I am being transferred on short notice and want to rent a room as soon as possible. What do I need?

A The best feature of Leopalace21 is that we offer Chintai (lease/long term) contracts and monthly contracts. We will help you find a suitable room based on the lease period and purpose of use.

p. 3 to 6



Start a new life with our two leasing options!

For customers who plan to use the property for a long time with monthly payments

Chintai Contract

For customers who plan to use the property for a fixed period of 30 days or longer for purposes such as training, business trips, entrance examinations or studies.

Monthly Contract

LINE UP

Extensive lineup

Q I am starting a new life. I want to take this opportunity to live in a room that suits my lifestyle. What should I do?

A Leopalace21 offers an extensive lineup of rooms! Find one that suits your lifestyle!

p. 7 to 10



Choose from an extensive lineup of rooms.

We offer many specifications and properties with different appliances.

Arma-L

L-SEC tion

Dual-L



SERVICE & SUPPORT

A wealth of services and support options

Q Do services offered to tenants differ by company?

A It is beneficial to know the content of the services included when renting an apartment. At Leopalace21, we offer a wide range of unique, surprising support options.

p. 12 to 14



Various services available for tenants!

We offer a secure, comfortable life for tenants with various services.

MYDIY

&Leo

LEONET



Chintai Contract

A Chintai contract is recommended for those who plan to live in the property for longer than one year. Because you will pay the rent on a monthly basis, you can minimize initial expenses while starting a new life.

Features of the chintai contract



Long-term occupancy^{*1}

Appropriate for long-term occupancy of over one year

^{*1}: If you move out within one year after the first day of the contract period, you will need to pay a penalty charge equivalent to one month's rent.



Monthly payment of rent

You will pay the rent on a monthly basis.



Rent^{*2}

Total usage fee (rent + administrative fee + community fee) will be automatically deducted from your bank account every month.

^{*2}: A transfer fee will be charged at the time of the bank transfer.

Monthly Contract

A monthly contract allows you to set the period of use on a daily basis, with a minimum usage of 30 days, which means you can avoid wasteful spending.

Features of Monthly Contract



Advance payment of full usage fee

Avoid the hassle of having to pay the fee every month.



Utilities are included in the contract price

A simple way to start a new life

Choose from two plans

We offer two options to choose from. The *New Plan* allows you to set your usage period, with a 181-day minimum, and can be extended in one-day increments. The *Short-Term Plan* allows you to use our property for a minimum of 30 days.

Coming Soon...

New plan being prepared

The new plan is being prepared. We will offer information as soon as the details are determined.



Guarantee consignment contract^{*3,4}

If you sign the Chintai contract (standard leasing plan) yourself, you will need to sign a guarantee consignment contract with Plaza Guarantee Co., Ltd.

A guarantee consignment contract fee is required for requesting Plaza Guarantee Co., Ltd. to guarantee the debt incurred by the tenant under the lease contract.

^{*3}: At the time of the contract, you are required to pay an initial guarantee consignment contract fee (tax-free) of 100% to 120% of the monthly rent.

^{*4}: After signing the contract, you will be billed an annual guarantee consignment contract fee (tax-free) of ¥5,000 to ¥10,000.

Relocation support service (within Leopalace21 apartments)

We offer benefits to tenants who need to move and those who use Leopalace21 properties again after moving out.

^{*} Both benefits are unavailable in the case of a corporate contract.

Relocation

Intended for:
People being transferred, changing jobs, entering higher education, beginning a commute to a new campus or otherwise need to move to a new place for work or study

Current room Penalty charge: ¥0

Rent for up to seven days ¥0

The next room will have Gratuity fee: ¥0

Using a Leopalace21 property again

Intended for:
Those who lived in a Leopalace21 property for a cumulative total of two years or longer

At the time of the next contract Gratuity fee: ¥0

Tenant support services

We provide tenants with a wide range of support services. They include a key exchange service, which puts you at ease if you lose your room key, and a 24 hour medical and health consultation service. Leopalace21 makes a difference in the sense of security felt by tenants.

^{*1}: The *New Tenant Insurance Premier L* is an insurance product from our partner insurance company, which covers tenants' household goods and others.
^{*2}: For details, see the brochure of the product. The contents of the service are as of April 2023 and is subject to change without prior notice.
^{*3}: Maintenance work requested at night to the following morning (19:00 to 10:00) may be carried out on the following day or thereafter in some cases.
^{*} We offer other fire insurance products than the one mentioned in ^{*1}. Inquire at our office.

Tenant Support System Plus^{*2}

¥18,975 (including tax) per 2 years
(Contract period: 2 years)

Leopalace Service Center^{*3}
We are ready to handle issues 24 hours a day.

Key exchange service^{*3}
We will replace the key cylinder if you lose your key or a replacement is needed for security reasons.

Express service at your home^{*3}
Immediate action will be taken in the case of an issue, such as plumbing problems.

24 hour medical and health consultation service
We will give you advice or information about hospitals in the case of illness or injury.

Disaster support service
If your room is damaged in a disaster, we will pay the expenses for temporary housing and for moving back in to your Leopalace21 room.

New special insurance for tenants (New Tenant Insurance)^{*1,2}

¥18,000 per 2 years
(Tax-free for the two-year contract period)

^{*} The above amounts with "(including tax)" add consumption tax (10%). If the consumption tax rate changes, we will apply the new rate to the amounts.

Tenant support services

We offer a tenant compensation program, which provides total compensation in the event of damage to household goods, an accident or other issues, in addition to maintenance and troubleshooting for room equipment.

Monthly Contract Life Support Service^{*1}

¥3,905 (including tax) per 30 days
The Short-Term Plan includes this service as standard and no extra charge is incurred.

^{*1}: For details, see the brochure of the product. The contents of the service are as of April 2023 and is subject to change without prior notice.
^{*2}: Maintenance work requested at night to the following morning (19:00 to 10:00) may be carried out on the following day or thereafter in some cases.
^{*3}: For the tenant compensation program, we have concluded a special blanket insurance policy with our partner insurance company.

^{*} The above amounts with "(including tax)" add consumption tax (10%). If the consumption tax rate changes, we will apply the new rate to the amounts.

Leopalace Service Center^{*2}
We are ready to handle issues 24 hours a day.

Key exchange service^{*2}
We will replace the key cylinder if you lose your key or a replacement is needed for security reasons.

Express service at your home^{*2}
Immediate action will be taken in the case of an issue, such as plumbing problems.

24 hour medical and health consultation service
We will give you advice or information about hospitals in the case of illness or injury.

Maintenance service for furniture and home appliances^{*2}
We offer this maintenance service when you have damaged equipment in your room by mistake.

Tenant compensation program^{*3}
We provide total support, ranging from compensation for valuable household goods to compensation in the event of an accident.

Payment of compensation
We pay compensation in the event of an emergency or disaster.

LINE UP

Lineup of rooms

Compare and select your favorite room.

Find the right room for you!



LINE UP

Non-sound system

Added value that provides comfort and peace of mind

A structure devised to ensure silence in the living space

The Leopalace21 non-sound system is the latest creative measure for solving noise concerns.

Sound-insulating walls

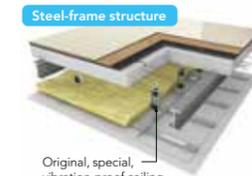
We have improved the sound insulation of the walls between adjacent apartments by changing their structure. This has resulted in a sound insulation level of TLD-45 for wooden structures and TLD-50 for steel-frame structures.



Steel-frame structure

Non-sound floor

This floor reduces the impact sound transmitted from the upper floor to the lower floor. This improves the sound insulation by one grade from conventional floors for wooden structures and by three grades for steel-frame structures.



Steel-frame structure

Original, special, vibration-proof ceiling hanger with high viscosity

Sound-insulating drainpipes

The use of sound-insulating drainpipes reduces drainage noise by 15dB on average compared to conventional VU pipes. This makes the room as silent as a library or the suburbs at midnight.



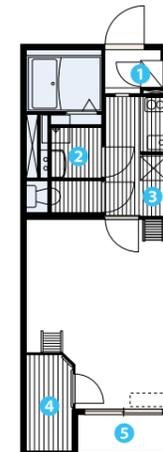
Dual-L

Wooden structure, steel-frame structure

The two lofts enable efficient use of the living space, making the apartment virtually wider than the occupation area.

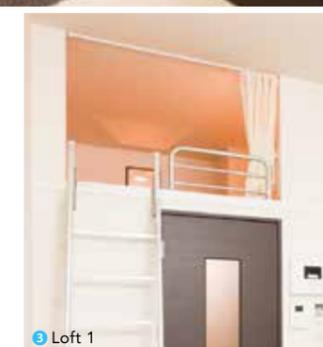


Floor plan example:



- 1 Shoes locker
- 2 Standalone vanity
- 3 Loft 1
- 4 Loft 2
- 5 Inner balcony

* The room shown in the photo and the floor plan are inverted.



3 Loft 1



4 Loft 2

Arma-L

Wooden structure, steel-frame structure

The standalone vanity in the living room is convenient for applying makeup and skin care. The large closet and other storage spaces boast outstanding capacity, which is good for a tenant with many belongings.

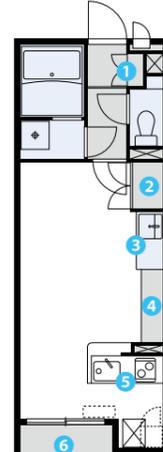


1 Shoes locker 2 Large closet



3 Vanity dresser

Floor plan example:

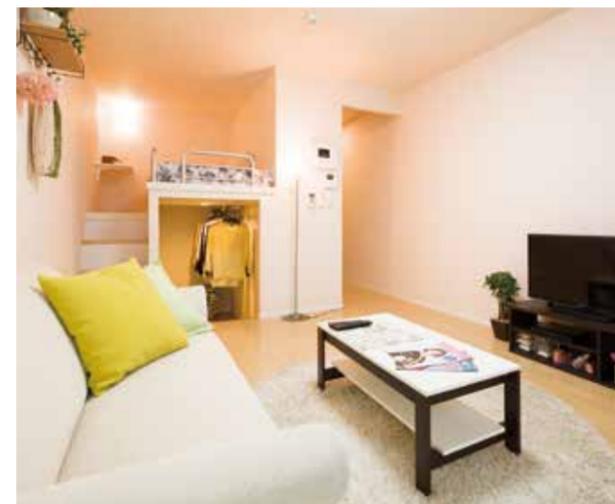


- 1 Shoes locker
- 2 Large closet
- 3 Vanity dresser
- 4 Upper part: Wall cabinet Lower part: TV cabinet
- 5 Open kitchen with a counter
- 6 Inner balcony

L-SEction

Wooden structure, steel-frame structure

The bunk bed conveniently allows you to store many goods below in the spacious closet. We adopt the high-position balcony for protecting your privacy and ensuring a higher level of security.

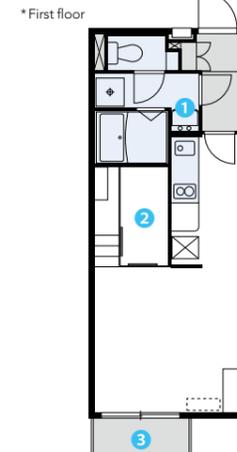


1 Stand-alone vanity



2 Upper part: Bunk bed/Lower part: Closet

Floor plan example:



- 1 Standalone vanity
- 2 Upper part: Bunk bed Lower part: Closet
- 3 High-position balcony (First floor only)



MIRANDA

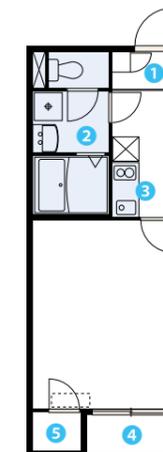
PROFEED

Wooden structure, steel-frame structure, RC structure

We conducted exhaustive market research and reflected the opinions of tenants in these rooms. While they are simple, they feature a user-friendly vanity and kitchen.



Floor plan example:



- 1 Shoes locker and entrance
- 2 Vanity and undressing room
- 3 Kitchen
- 4 Inner balcony
- 5 Closet

* The room shown in the photo and the floor plan are inverted.



CLEINDO



2 Vanity and dressing room



3 Kitchen

HYBRID Lightweight, robust steel is used for structural members. They are resistant to earthquakes and other disasters and block ambient noise, making the internal space silent.
Steel house



Floor plan example:

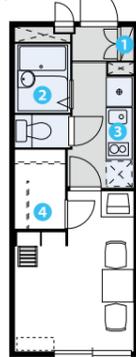


- 3 Bed with storage
- 1 Modular bathroom
- 2 Kitchen
- 3 Bed with storage
- 4 Closet

VILLA ALTA The large storage area under the bed saves you a lot of space.
Steel-frame structure



Floor plan example:



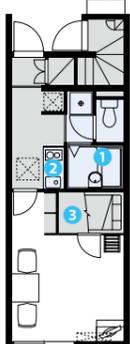
- 4 Upper part: Bed
Lower part: Walk-in closet
- 1 Shoes locker
- 2 Modular bathroom
- 3 Kitchen
- 4 Upper part: Bed
Lower part: Walk-in closet

* The floor plan example is not one of the rooms in the photo.

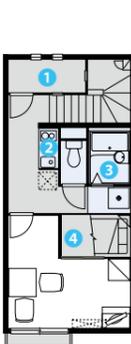
LAVO SPERANZA Each residential unit has an exclusive entrance on the first floor, with no shared corridor or staircase.
Wooden structure



Floor plan example:
(First floor)



Floor plan example:
(Second floor)

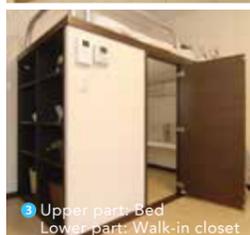
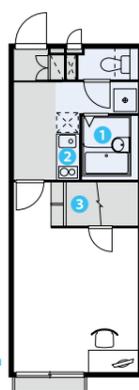


- 1 Large storage
- 2 Kitchen
- 3 Modular bathroom
- 4 Bed with storage
- 1 Modular bathroom
- 2 Kitchen
- 3 Upper part: Bed
Lower part: Walk-in closet

LEPIDO These rooms feature a simple design with a large storage space under the bed.
Wooden structure, steel-frame structure, steel house



Floor plan example:



- 1 Modular bathroom
- 2 Kitchen
- 3 Upper part: Bed
Lower part: Walk-in closet
- 2 Kitchen
- 3 Upper part: Bed
Lower part: Walk-in closet

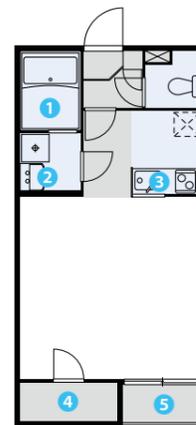
LEOCOMFORT

Wooden structure, steel-frame structure

Enjoy a good-sized kitchen and a walk-in closet with large capacity.



Floor plan example:



- 3 Open kitchen
- 1 Modular bathroom
- 2 Stand-alone vanity
- 3 Open kitchen
- 4 Walk-in closet
- 5 Inner balcony

CON-GRAZIA

Wooden structure, steel-frame structure

Con Grazia features two convenient floor plans. One highlights storage under the bed. The other features a space-saving loft.



Floor plan example:
(Plan with a storage area under the bed)



Floor plan example:
(Plan with a loft)



- 1 Modular bathroom
- 2 Closet
- 3 Loft
- 1 Modular bathroom
- 2 Bed with storage
- 3 Closet

Other major equipment

Standard appliances in each apartment include the following.



* Equipment differs among types of property

Cutting-edge equipment

Leo Remocon

It allows you to control home appliances with your smartphone or tablet. In addition, you can also control your own home appliances.

* Available in some properties



Leo Lock

It is a smart lock system that allows you to lock and unlock the door with your smartphone or IC card. The app allows you to check whether your room is locked or unlocked. You can also lock the door remotely.

* Available in some properties



Leo Lock equipment (For illustrative purposes only)

Furniture and home appliances

The rooms are furnished and have home appliances, which mean hassle-free moving. Quickly start a new life while holding down initial expenses.

Furnished rooms with home appliances—unique benefits of Leopalace21










TV Curtains Table * Equipment may differ among types of property

Air conditioner Washing machine Refrigerator Microwave

* Specifications of equipment may differ among properties.

Smart Lock

You can unlock it with a smartphone app or with a PIN number. You do not need to carry a physical key. * Installation varies with the property.

With an app



With a PIN number



With a smartcard



Security

Ample security equipment gives a sense of security to women and those who are living alone for the first time.



Auto-lock gate

Our properties are equipped with an auto-lock gate and an intercom with a monitor.



Security camera

The security camera installed on the premises monitors and records trespassers and suspicious people.



Intercom with monitor

Allows you to check the identity of the visitor.



Lock

Resistant to picking and difficult to break.



Security glass (first floor)

Prevents the intrusion of thieves and other trespassers.

* Installed security equipment may differ by property.

SERVICE & SUPPORT

Keeping you secure both before and after moving into the apartment.

Services for a comfortable life

Services for ensuring the comfortable life of tenants

Antibacterial protection

We sanitize the entire room before your move-in.

We apply antibacterial protection to each corner of the room, from the back of the closet to the bed. Thus, we help you start a new life comfortably.

Antibacterial protection



We use an antibacterial agent whose main component is a plant extract that is friendly to body. It fills the room with a comfortable scent, making you feel fresh.

* ¥23,540 (including tax) for an apartment that is 1LDK or has more rooms and is 40 m² or wider

Antibacterial agent + Photo catalyst



Furniture, interior materials and other parts of the room are coated with a photo catalyst that generates energy when exposed to light. It makes the interior environment comfortable by producing many effects, including air-purifying, deodorizing, antibacterial and antivirus effects, preventing sick house syndrome.

* ¥34,870 (including tax) for an apartment that is 1LDK or has more rooms and is 40 m² or wider.

Sales of goods

We also offer a full set of daily necessities.

When concluding the contract, you can purchase a wide range of goods, including a set of daily necessities, futon set, clothesline and even home appliances. Inquire with our staff about details.

We also offer a service for delivering purchased goods to your room (paid service).



THE SECOND AID a disaster supply kit



A set of equipment to help you begin your life in your new home.



A four-piece set of hotel-quality towels



Far-infrared futon a seven-piece set



Clothesline pole



Electric kettle

* Some properties are incompatible with some of the goods, including clothesline. Check the presence or absence of places to install the goods, their widths and other specifications for the property that you will lease.
* Note that the product lineup is subject to change without prior notice.

L-Club Off

Exclusive complimentary services for Leopalace21 tenants (Monthly fee: ¥550 (including tax))*

We offer exclusive complimentary services for Leopalace21 tenants. They allow our tenants to use popular hotels, renowned inns, leisure facilities, restaurants and other facilities at attractive discounted rates. These services are available at more than 200,000 facilities in Japan and overseas.



* All the images are for presentation purposes only.
* The information provided in this section is as of April 2023. Note that the content of the services is subject to change.
* The monthly fee of ¥550 (including tax) applies to tenants under the standard leasing plan. A daily fee of ¥22 (including tax) applies to those under the Short-Term Plan.

Learn more about L-Club Off here.
* Login is required to view some pages.



* The above amounts with "(including tax)" add consumption tax (10%). If the consumption tax rate changes, we will apply the new rate to the amounts.

SERVICE&SUPPORT

Replace wallpaper for free.

**myDIY
tryDIY**

Offered for **our** properties for rent.

Paid options are also recommended.

1. Make the room better suit your taste.

Wallpaper in two different patterns ¥5,500 (including tax)

This option allows you to combine wallpaper in two different patterns to make the room better suit your taste.



2. If changing the wallpaper on only one wall is not enough

Wallpaper replacement/addition service ¥48,400 to 137,940 (including tax)

Choose your favorite wallpaper for the toilet, four walls of the room, and the ceiling. An additional ¥2,200 (including tax) is required to change the type of wallpaper.

myDIY

We will change the wallpaper on one wall of the room that you will move into, free of charge.

Replace the wallpaper by choosing your favorite from about 100 options in different patterns. This means you can design the interior to suit your taste although the room is leased.



tryDIY

You can affix wall stickers on the wallpaper changed with myDIY. You can also paint it or put a shelf on it. You do not need to restore it to its original state when moving out.

Affix wall stickers!



Paint it!



Add a shelf!



Learn more about myDIY on the website.



*The photos are for illustrative purposes only. Some wallpaper designs may no longer be available. Inquire about the details at our office.
*The above amounts with "(including tax)" add consumption tax (10%). If the consumption tax rate changes, we will apply the new rate to the amounts.
*You must fulfill the prescribed conditions to use myDIY. Inquire with us for details.

&Leo

Live with &Leo.

&Leo is an exclusive application for tenants. It makes your everyday life more convenient and enjoyable with good deals.



Residence

Check/change registered information
Simply log in to the app to check the lease contract information or follow the procedures to change registered information.

Notification of parts that were confirmed to be damaged at the time of move-in
The app allows you to easily report scratches, smears, and other forms of damage to the apartment before you moved in.

Garbage collection information
Do you wonder about the days of the week on which combustible garbage, incombustible garbage and recyclable waste are collected? Use the app to check the garbage collection days for your neighborhood.

Chat support
Use our chat support feature to help resolve issues. Our AI answers questions you may have about rooms or LEONET.

Special benefits for tenants

LEONET provides exclusive services for tenants, including L-Club Off, various discount programs, campaign information, and recommended services.

* Note that benefits may change or be terminated without prior notice.

Disaster control

Disaster information
The app lets you view local evacuation information, weather warnings and other information useful for disaster control in the region you set.

Notification to family
The app quickly sends out your safety information, your whereabouts and other information in the event of a disaster.

Property damage
In the event of damage to the building, you can contact us through the app.

LEONET

Content that brings enjoyment every day
The app offers content exclusively for residents. They can enter prize draws.

Exclusive campaigns for tenants
Residents can apply for special campaigns such as present campaigns to win luxurious prizes, which are exclusive to residents.

Questions about LEONET
Watch videos or view the Q&A page to see how to connect Life Stick and how to subscribe to the service.

Subscription to the Internet plan
You can easily subscribe or unsubscribe to the Internet plan.

* This app is available on Android only. On iOS, go to the dedicated website.

Install &Leo here.



* The contents are subject to change without prior notice. * Some contents include paid services.



LEONET is a network service for tenants. Enjoy a comfortable life with a wide range of content.

Service content

Connect Life Stick, a dedicated terminal for LEONET, to your TV to enjoy a wide range of entertainment options.

LEONET is full of apps and services for enjoying life. Use Life Stick for free.



Subscribe to the Internet plan (a paid service) to use the Internet (Wi-Fi). More affordable plans, which include streaming services, are available.



Subscribe to the Internet plan for unlimited streaming/magazine services of more than 260,000 movie titles and 170 magazines! *1



Quickly check essential information for everyday life, including neighborhood information, such as information about garbage collection days, and information about your apartment or contract.



The specialty shop offers products carefully selected from among the lineups of popular manufacturers. The service can be used through your Life Stick terminal, or on your personal computer or smartphone.

*1: You need to subscribe to the basic plan or the standard plan to use unlimited streaming/magazine services of U-NEXT's movie titles and magazines.
* The information is subject to change without prior notice.
* It may not be possible to view the videos on a computer, smartphone or tablet due to the OS or other conditions.

Internet plan

Basic Plan

Monthly fee: ¥3,630 (including tax)

Great savings on both Internet and entertainment! Leopalace's Basic Plan.

INTERNET

Unlimited Internet access (Wi-Fi connection available)

U-NEXT

Unlimited movie streaming & Unlimited magazine access*1

Reliable Setup Support

Consult with our specialized staff*2

Recommended

*1: Use the unlimited magazine service through your smartphone or personal computer. Comics and light novels are not included in the unlimited reading service.
*2: Consult with our specialized staff by telephone on issues related to setting up a computer, smartphone or other equipment (printer, game console and others).
* Use the Internet for free if you subscribe to an ADSL or ISDN service.
* LEONET is a best-effort service. Transmission speed may be slower while using the Internet or in other circumstances, according to your environment or the time of day.
* The Internet Plans available and their fees vary depending on the method of signing a contract for the property. For details, please ask us at the time of signing a contract.

* All the information in this brochure is correct as April 2023. The contents are subject to change without prior notice.
* Some contents include paid services.
* The above amounts with "(including tax)" add consumption tax (10%). If the consumption tax rate changes, we will apply the new rate to the amounts.
* Indoor ornaments and other interior items in the photos are for illustrative purposes only.
* The floor plans and equipment are typical examples. Note that actual floor plans and equipment differ among properties.

Detailed information about LEONET is available on the website or in the brochure.

