



New World La Plume Niseko Resort

Project Summary

Project Location:

931-3 Soga, Niseko-cho, Abuta-gun, Hokkaido

Developer:

La Plume Niseko Resort TMK

Estimated Completion:

End of December 2023

Total Number of Rooms:

219 rooms, 5 villas

Structure:

9 floors above ground, 2 floors below ground

Room Type:

Studio / 1 Bedroom / 2 Bedroom / 3
Bedroom / Penthouse Deluxe Suite / Villa

Parking:

Indoor and outdoor parking

Property Rights:

Freehold

Resort Operating Company:

New World Hotels & Resorts

Resort Facilities

11th Floor: Resort Check-In Reception Hall / All-Day View Restaurant / Specialty Chinese Restaurant /

Lobby Bar / Lounge Bar / Terrace Bar with View / 25m Outdoor Sky Pool / Fitness Center /

Indoor and Outdoor Hot Springs / Spa / Kids Room

3rd Floor: Reception Center / Ski Valley

2nd Floor: Mahjong Room Leisure Center

1st Floor: Indoor and Outdoor Parking

Project Team

Resort Operations: New World Hotels & Resorts, a Division of Rosewood Hotel Group

Architectural Design (Building Design): Daiken Sekkei Co., Ltd.

Interior Design: S.D.S. International Co., Ltd. Founded by Mr. Norihiko Shinya

Construction Company: Iwata Chizaki Construction Company

Resort Property Management Company: Tokyu Community Co., Ltd.

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New World La Plume Niseko Resort

Special Owner Incentives

The resort is committed to a 5% annual net return on the charter for the first three years from the official opening (excluding property taxes and income taxes)

Resort Operation Profit-Sharing Model

The resort uses an average weighted model of total revenue from all rooms, applying a fair and reasonable profit-sharing system based on the actual annual operating revenue less the actual operating costs and maintenance costs.

Of these, management costs include:

5% Rental Program Management Fee

15% Rental Program System Reimbursement

*Once the resort is operational, a third-party accounting firm will be selected to conduct a uniform financial audit in compliance with internationally accepted standards. Then, an audit report will be submitted to all owners.

Owner's Exclusive Benefits

1. Enjoy free round-trip transfers to New Chitose Airport
2. Enjoy priority reservations and special rates at the resort's restaurants and events
3. Receive 50% off of Annupuri, Village, Hirafu, and Hanazono All Mountain Lift Ticket
4. Receive up to 20% off of ski school lessons, including private instructors
5. Enjoy up to 20% off of snow equipment rentals
6. Receive up to 20% off of entertainment at the Summer Village
7. Take advantage of 4 golf courses at special rates
8. Owners have access to free accommodations in their purchased room or a comparable room for 28 days per year
9. Receive a membership with benefits to the New World Hotels & Resorts based on personal application

*The above benefits are provided by the Resort and are subject to terms, conditions, and applicable fees.

*The total amount of the discounts is not to exceed \$5,000 per year. The Resort has the full right to modify or terminate benefits without notice.

*The owner's free occupancy period refers to winter (December 1st to March 31st) and the summer/regular season or 14 days each, transferable to the owner's direct assignee.

*During the first three years of the resort's opening, owners can enjoy complimentary one-way transfers four times per year to New Chitose Airport.

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