

NEW WORLD
LA PLUME NISEKO RESORT





Highlights

- ◆ The resort covers an area of approximately 36,000 square meters, consisting of 220 rooms, 5 villas, and 63 room types, which can meet the different needs of guests.
- ◆ The selected Olympic Village location for the future 2030 Winter Olympic bid. The area has gathered world-famous 4,5-star luxury hotels. The "Ritz-Carlton Hotel" opened in December 2020 near to the resort.
- ◆ It is equipped with 25m long sky swimming pool / gym / 100% natural indoor and outdoor hot spring / sauna / spa massage care center / ski lockers / chess and card room / children's leisure area / owners storage and other comprehensive facilities.
- ◆ The resort is managed by the classic brand NEW WORLD HOTELS & RESORTS under international top hotel and resort management company ROSEWOOD HOTEL GROUP and will provide a full range of resort operation management services. The management brand combined with Japan's ultimate service spirit will offer a level of service rarely seen in Niseko resulting in a strong investment for the new owners.
- ◆ The resort is being developed by carefully selected partners with very strong track records in this type of property. Daiken design company is a award winning top 10

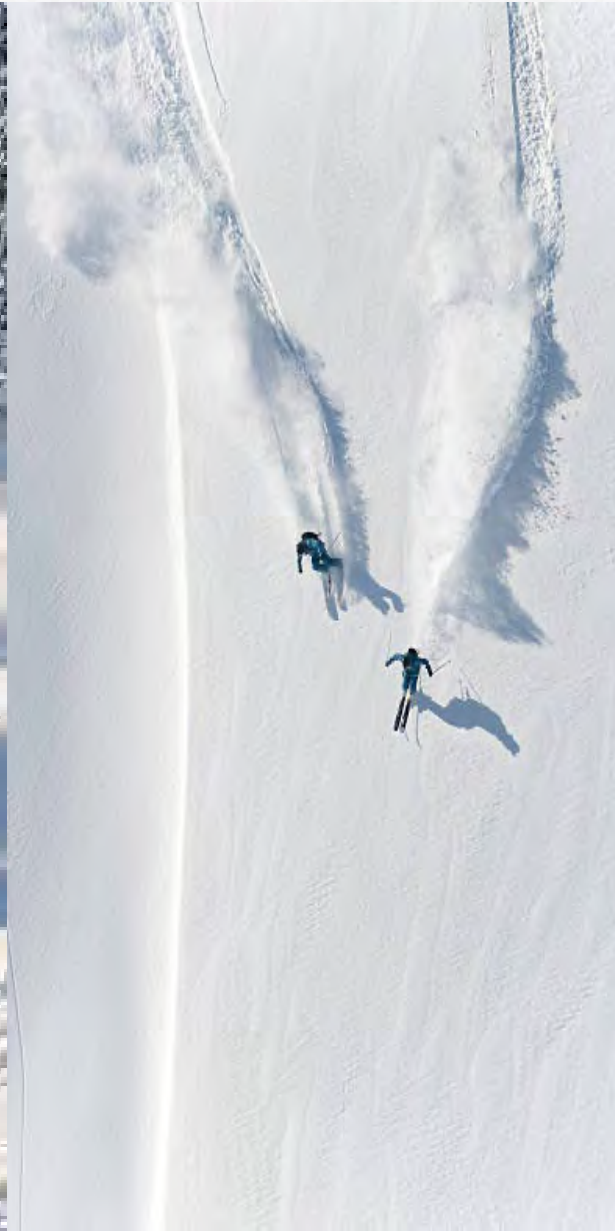


WHY HERE ?



Some of the best and most consistent powder snow in the world is found in Niseko.

The resort is praised by skiing enthusiasts all over the world and was elected as "the top ten skiing resorts in the world" by Forbes travel guide.



Outdoor Activities in Niseko

The abundance of activities on offer during Niseko's Summer is also excellent and starting to become recognized. Niseko, which is famous for its winter activities, has another season being the green season after the snow melts. All kinds of activities are on offer in summer for the whole family to enjoy. The weather is settled and the perfect temperature to escape the traditional Asian heat waves in summer. Close to the resort you have Pure Action and a stunning 18 hole Village Golf Course.

Enjoy the wonderful fairyland of leisure time, no matter which season you come here, you will see a different Niseko.



Canoeing



Rafting



Tree Treaking



Sup



Hot air balloon



Zip wire



Mountain bike



Stream fishing



Horseback riding



Michelin 3-star sushi restaurant
Sushi Kokoro



Michelin 3-star chef
Moliere Montagne

Michelin
in Niseko



Michelin Guide Soba
Kaiseki Ichimura



Michelin 1-star French restaurant
KAMIMURA

Hot spring in Niseko



Niseko, the hometown of hot springs, was selected as one of Japan's "Top 100 Hot Springs" destinations. 100% natural hot springs in the resort will bring an unparalleled warm experience to every guest.



アニッキー



Golf in Niseko

HANAZONO GOLF COURSE



A-BRAND GOLF COURSE



NISEKO VILLAGE GOLF COURSE



NISEKO GOLF CORSE





WHERE



Domestic traffic

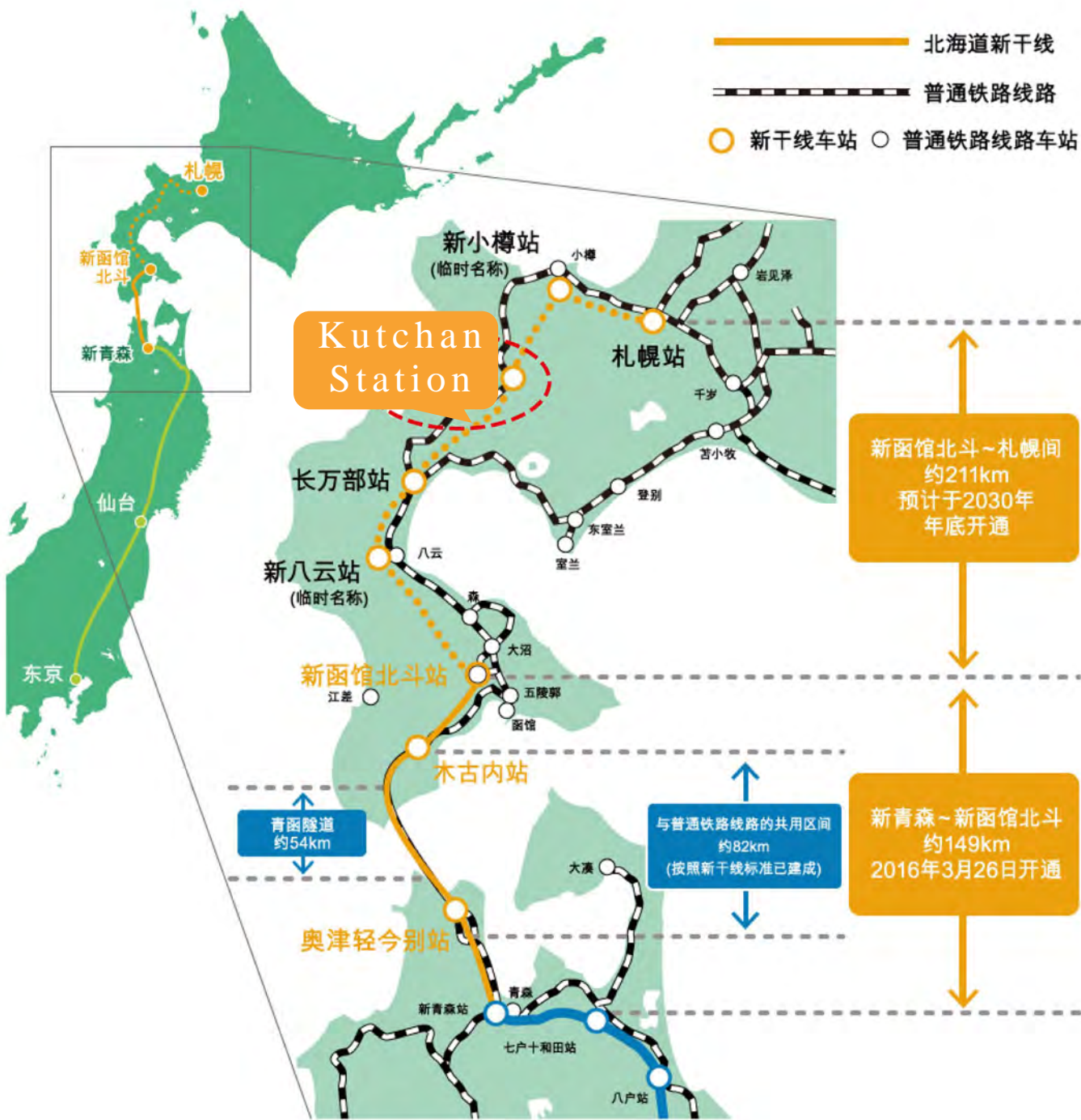
Direct flights to Hokkaido from major cities in Japan . Japan JR Shinkansen currently runs through Japan to Hakodate,Hokkaido. JR Shinkansen will run to Sapporo station by 2030 passing through Kutchan Station (Niseko) to provide more convenient transportation for Niseko visitors from within Japan.The government is vigorously promoting Niseko tourism.

Now

Tokyo Station	About 8h13minutes	Kutchan Station
NewChitose Airport Station	About 2h47minutes	Kutchan Station

Future

Tokyo Station	About 4h18minutes	Kutchan Station
Sapporo Station	About 25minutes	Kutchan Station
NewChitose Airport Station	About 1h4minutes	Kutchan Station



Location

Niseko is the world's top five for ski resorts in Asia .

Niseko Resort is a combination of Annupuri, Niseko Village , Grand Hirafu and Hanazono ski resorts. An all mountain pass enables you to ski between each one.

The resort is close to the Niseko Village Ski resort, located in the core area .

As the 2030 Winter Olympics bid main venue , Niseko Village ski resort has attracted the attention of the world .



The best Location

The east side is next to Ritz-Carlton Reserve and Niseko Village ski Resort cable car.

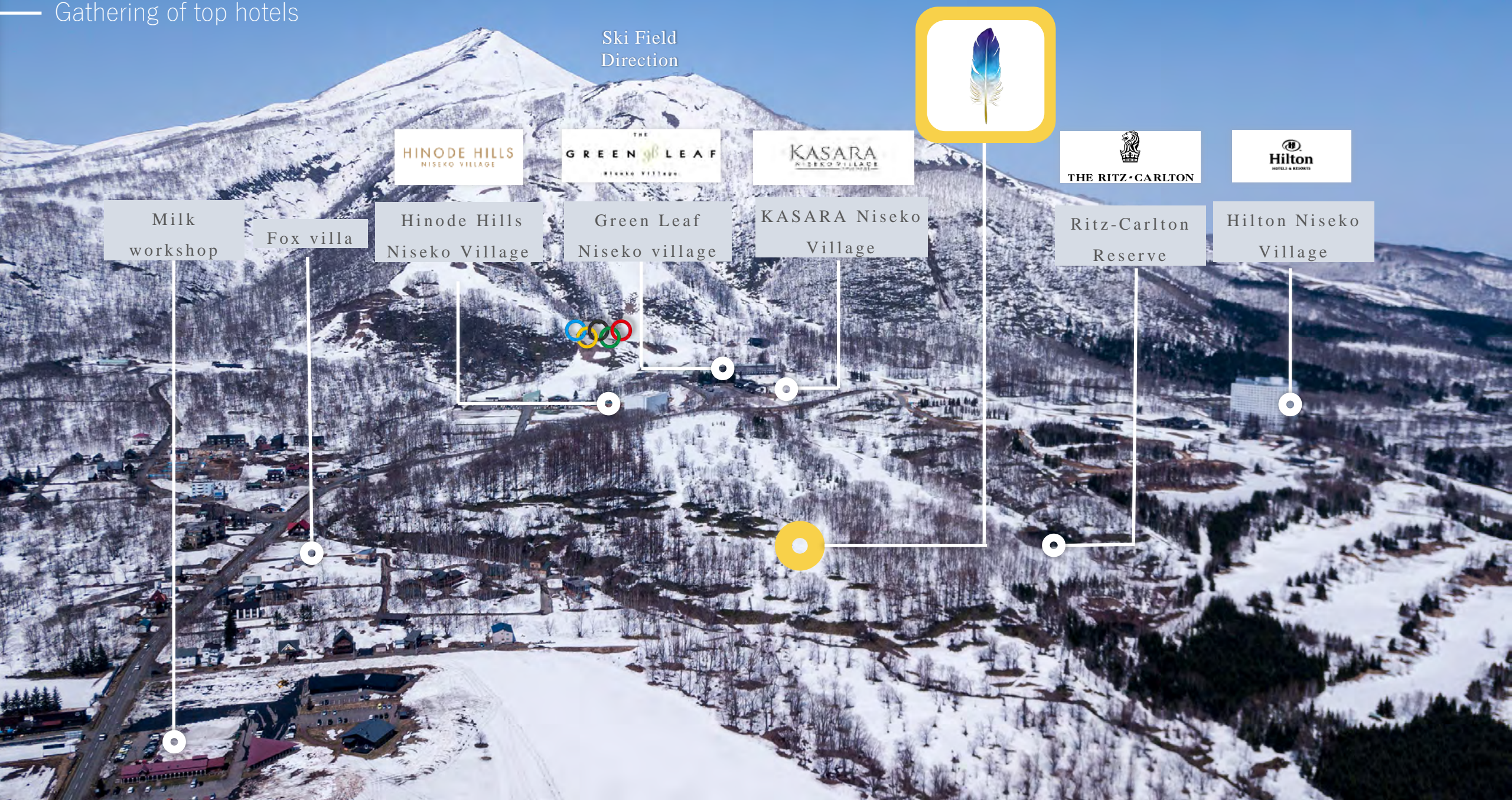
The south side faces Mt. Yotei which has magnificent volcano views

The west side outlook is a stunning forest view and beyond to the Soga farm fields and famous tourist attraction "Milk Workshop"

The North Side outlook is onto the ski runs and future Olympic course.



Gathering of top hotels



Ski Field
Direction

HINODE HILLS
NISEKO VILLAGE

THE
GREEN LEAF
NISEKO VILLAGE

KASARA
NISEKO VILLAGE

THE RITZ-CARLTON

Hilton
HOTELS & RESORTS

Milk
workshop

Fox villa

Hinode Hills
Niseko Village

Green Leaf
Niseko village

KASARA Niseko
Village

Ritz-Carlton
Reserve

Hilton Niseko
Village

Gathering of top hotels



Green Leaf
Niseko village



KASARA
Niseko Village



Hinode Hills
Niseko Village



Hilton Niseko
Village



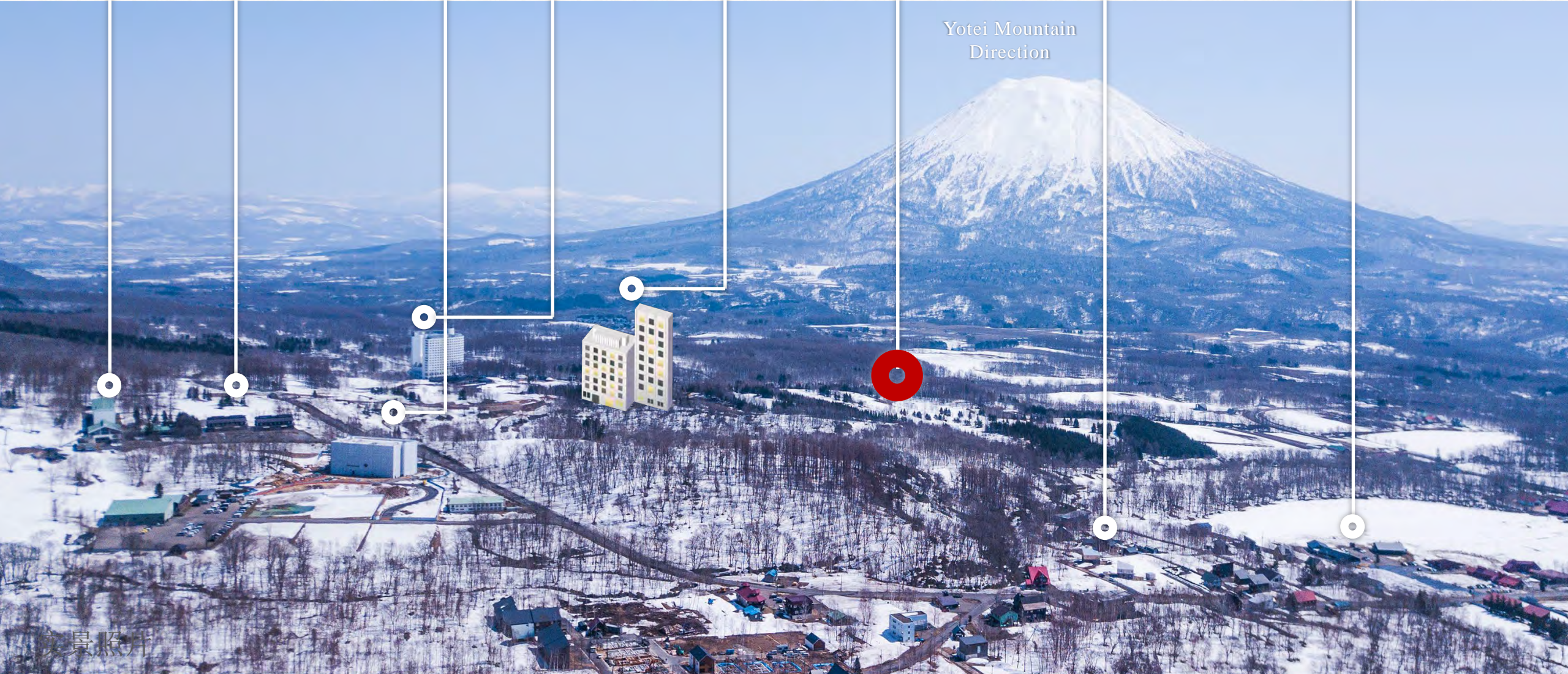
Ritz-Carlton
Reserve



Yotei Mountain
Direction

Fox
villa

Milk
workshop



Start from nature



Surrounded by virgin forest

Located between Mount Yotei and Mount Annupuri in Niseko, NEW WORLD LA PLUME NISEKO RESORT will open its doors in 2023. This future luxurious resort located on a vast land holding of 387,000 square feet boasts large stunning forest cover and design features where guests will truly enjoy all four seasons of Niseko's nature to the fullest.



The above pictures and contents are for reference only, and the final object is subject to the completion of the resort

Introducing the resort

Level 11 will be the main Food and Beverage hub of New World Niseko. As guests enter this level their attention will flow straight to the world class views across the outdoor terrace.

To the left of the lift lobby you will find the reception counters followed by the three Food & Beverage outlets: Lounge & Bar, all-day dining and New World Le Plume's signature restaurant.



ALL DAY DINING

The All-Day Dining restaurant occupies the prime real estate of 11th floor with the best view facing the mountains and is easily accessible by guests via the lounge.

It operates for the three main meal periods - Breakfast, Lunch and Dinner.

It is a product focused restaurant in which the cuisine is inspired and driven by traditional Japanese recipes, preparations and cooking techniques.

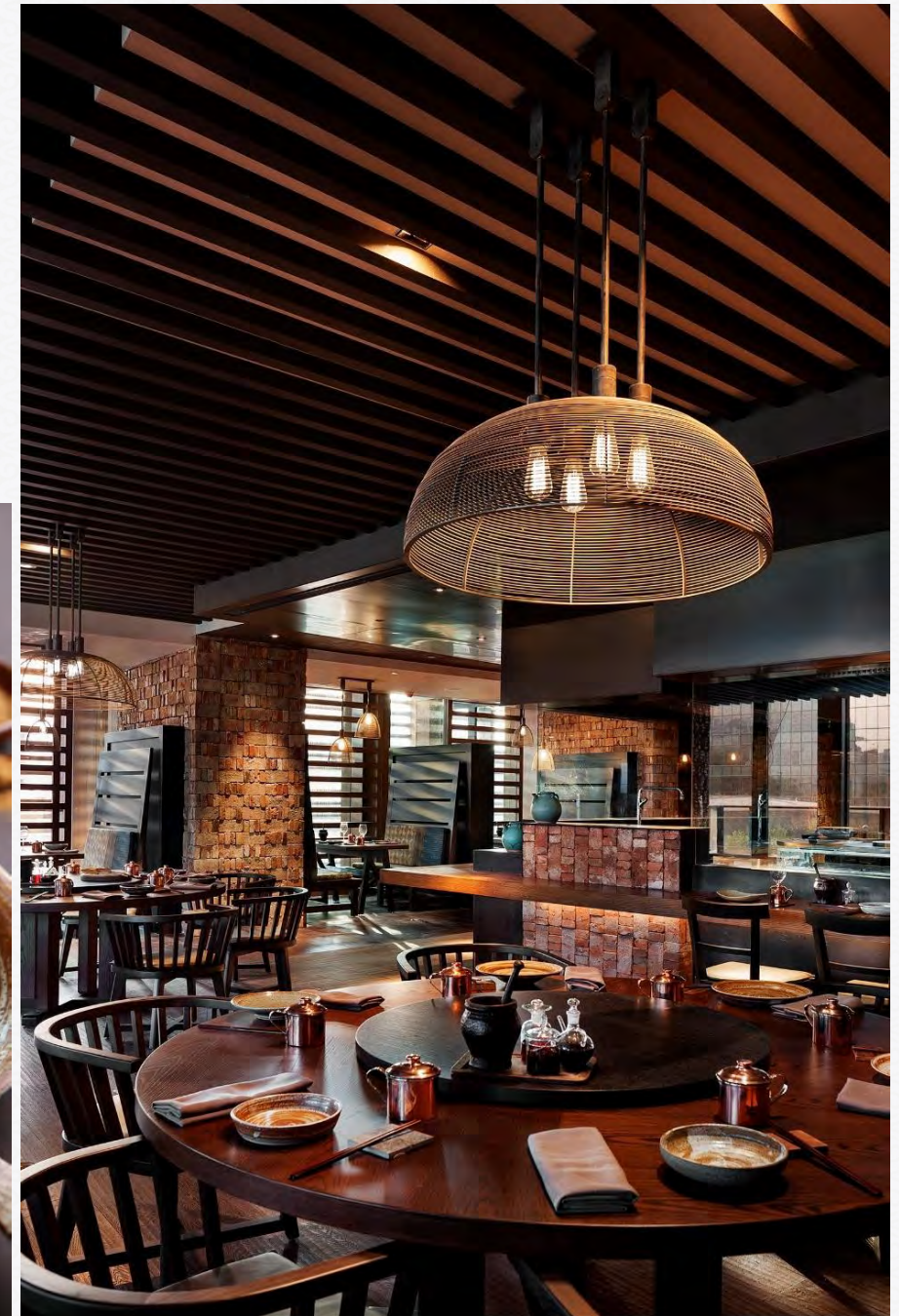
We foresee the operation of the restaurant to be a mix of buffet style and a la carte depending on the time of the day. Breakfast service will be buffet style, while lunch and dinner could be buffet or a la carte depending operational needs.



SPECIALTY RESTAURANT- CHINESE TAVERN

The Chinese Tavern is located behind the lounge and bar. The restaurant concept mainly revolves around Chinese cuisine with a relaxed, sophisticated yet casual look and feel. The show kitchen will become the focal point of the restaurant with fresh from the farm produce displayed and a open kitchen so guests can see how their food is bring prepared.

For those seeking more privacy or looking to dine or celebrate in a more enclosed environment, there are two semi-private dining rooms and one private dining room to accommodate different size groups of people and occasions.



The above pictures and contents are for reference only, and the final object is subject to the completion of the resort

Lounge and Bar

The lounge and bar will be the central point of Level 11 as guests arrive via the guest elevators, they step into an arrival zone passing by the reception to access this space. Screens provide a loose visual separation from the surrounding circulation and frame the space.

The light, airy and relaxed design of the space supports the residential feel of the lobby. We foresee having a fireplace within the lounge, shelving with books and board games that guests can enjoy and relax after a day on the mountain slope.

It supports the lounge, all day dining from early morning throughout the day and in the evening, the bar will be the place to go for pre-drinks before heading for dinner or for a nightcap.

This is where the hotel guests or locals alike can go enjoy handcrafted cocktails, wines, beers and more complimented by simple snacks.



The Terrace

The Bar will also service the terrace, where comfortable outdoor furniture is set up with lounge seating to invite guests to relax during the day or enjoy a drink at night with friends or loved ones around fire pits overlooking the mountains. In addition, some bike counters will be included on the terrace where beverages such as mulled wine and hot chocolate will be offered.

During the summer, we foresee having umbrellas while in the winter we will set-up portable heaters and blankets to create a cozy environment.

Background music is playing throughout the day. At times at night this space will come alive with a DJ entertaining the crowd ensuring a great vibe that will attract not only in-house guests, but also locals.

Furthermore, the terrace can be rented out for private parties and functions.



Sky pool



The biggest attraction of the resort center is that it is located on the 11th floor with a height of 5.5m. The 360 degree landscape space is equipped with:

Gym / 100% Natural indoor and outdoor hot spring / Sauna / Spa center / The 25m long sky swimming pool & infinity pool is a key feature giving you the sensation of floating in the sky. In addition, in the spa area, there is a full gymnasium, spa, sauna, VIP lounge, massage room, beauty salon and other health care facilities for you to pamper yourself. This space will be like no other in the whole Niseko area.

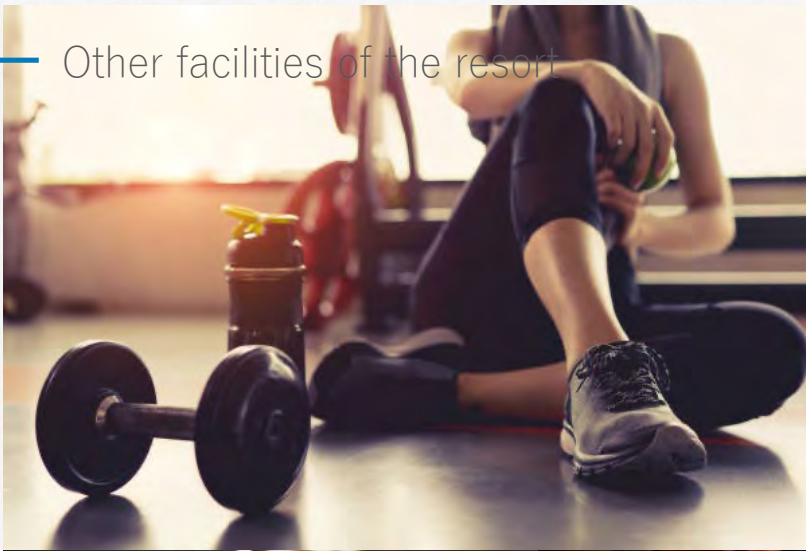
100% natural hot springs

Our world class 100% hot spring supply will be pumped from 100m below the ground.

Niseko's natural hot springs have been highly regarded for their healing qualities since ancient times. The area has been selected as one of the best 100 hot springs in Japan. The resort is dotted with abundant hot springs, and you can enjoy 100% natural mineral-rich hot springs from 1000 meters underground. At our resort you can enjoy the stunning open-air bath with a view of Mt. Yotei or you can enjoy your own private hot-spring from within your apartment. New World Le Plume has designed the apartments with the majority having private hot spring baths within each unit.



Other facilities of the resort



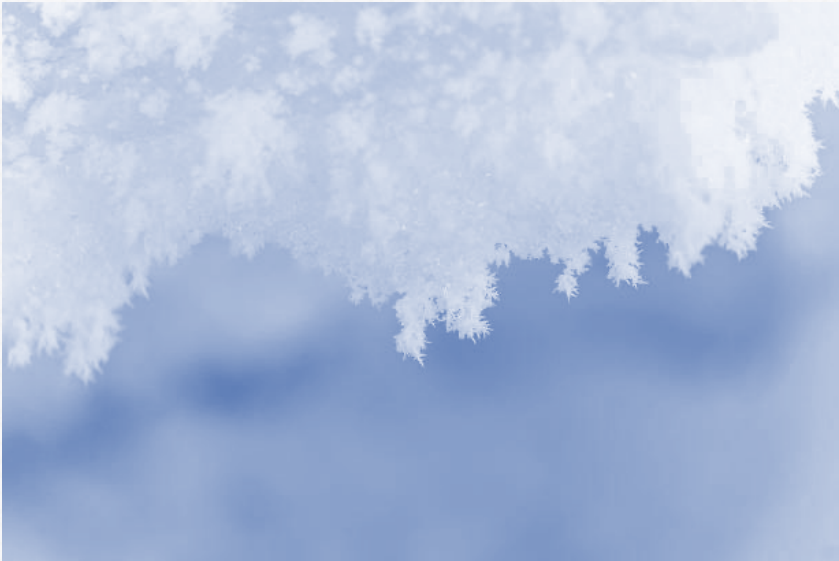


HOW



Project summary

Property Location	Soga, Abutagun Nisekocho
Lot Size	36,709.36㎡
Total Construction Area	29,535.35㎡
Structure	steel frame structure 2 story below ground /9 story above ground
Notice of verification of building construction	ERI-20036212
Completion	July,2023
Date of Property Delivery	November,2023
Total Apartment Units	220 rooms+5 villa(semi-detached house inclu
Builder	Iwata Chizaki Construction Co.,Ltd.
Architectural Design Company	Daiken Design Co.,Ltd.
Interior Designer	S.D.S Internation
Hotel Management	ROSEWOOD HOTEL GROUP
Property Management	TOKYU COMMUNITY CORP.
Ownership Rights (Condominium Title Deed)	Freehold
Developer	La Plume Niseko Resort TMK





— Overview of resort apartment

— Room type : **63**_{type}

— Total number of rooms : **220**_{rooms}

— Villa : **5**

	Total	Area
Studio	53	39.43㎡ ~ 49.57㎡
1BR	67	63.46㎡ ~ 101.36㎡
2BR	80	96.70㎡ ~ 157.17㎡
3BR	14	144.72㎡ ~ 200.82㎡
PH	6	192.98㎡ ~ 327.95㎡
Total	220	

The classic room type in resort apartment



The plan is simple and modern, and each room is equipped with a kitchen or a mini kitchen, offering a "Home away Home".

For rooms with private hot spring, guests can experience luxurious semi-outdoor onsen by opening the window to enjoy the feel the nature. In addition, rooms with living space are equipped with a fireplace, offering warm and comfortable time in the resort.

2BR-Connect Room 106.54 m²
(ST Connect -I 40.24 m² + 1BR-A 67.11 m²)

Penthouse



PH-E(3BR) 256.56 m²

The overview of Villa



Villa : 5 (semi-detached house included)

Lot Size : 473.22㎡~ 575.5㎡

Total construction area : 325.99㎡~ 498.92㎡

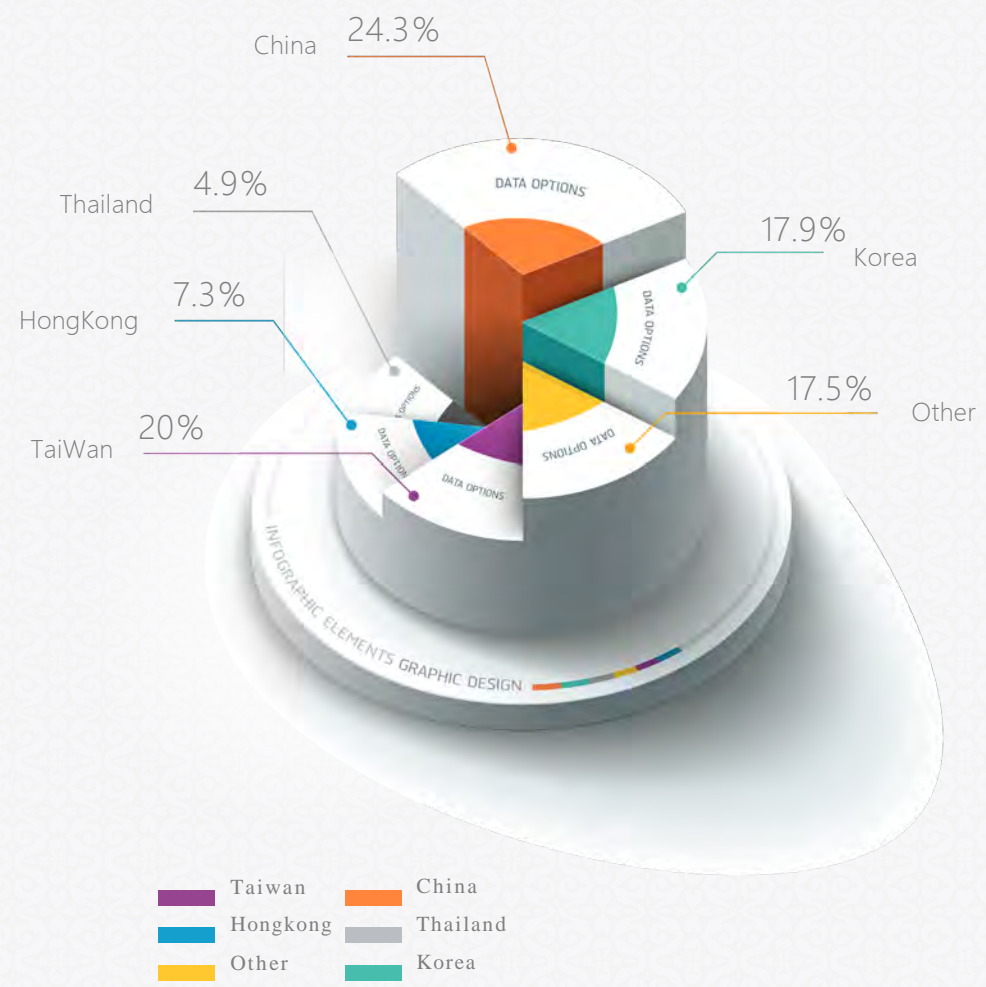
With 100% outdoor natural outdoor hot spring.

Surrounded by private gardens

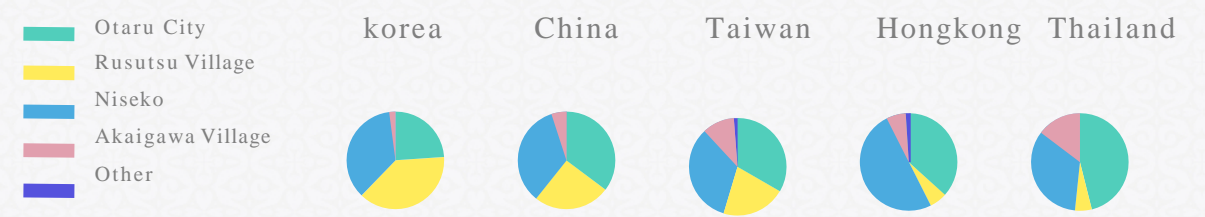
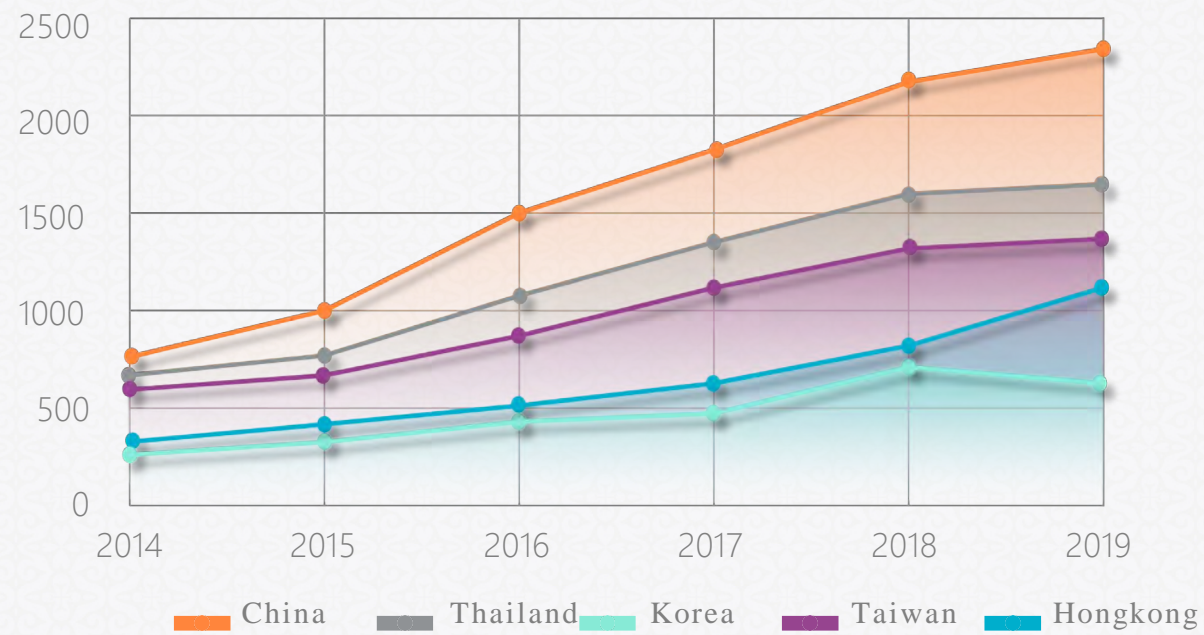
Five villas are surrounded by Niseko's natural landscape providing a beautiful tranquil outlook during all four seasons. Each Villa has been meticulously designed with the family in mind along with luxurious spaces to entertain and take in the best Niseko has to offer.



Proportion of tourists to Japan in 2019

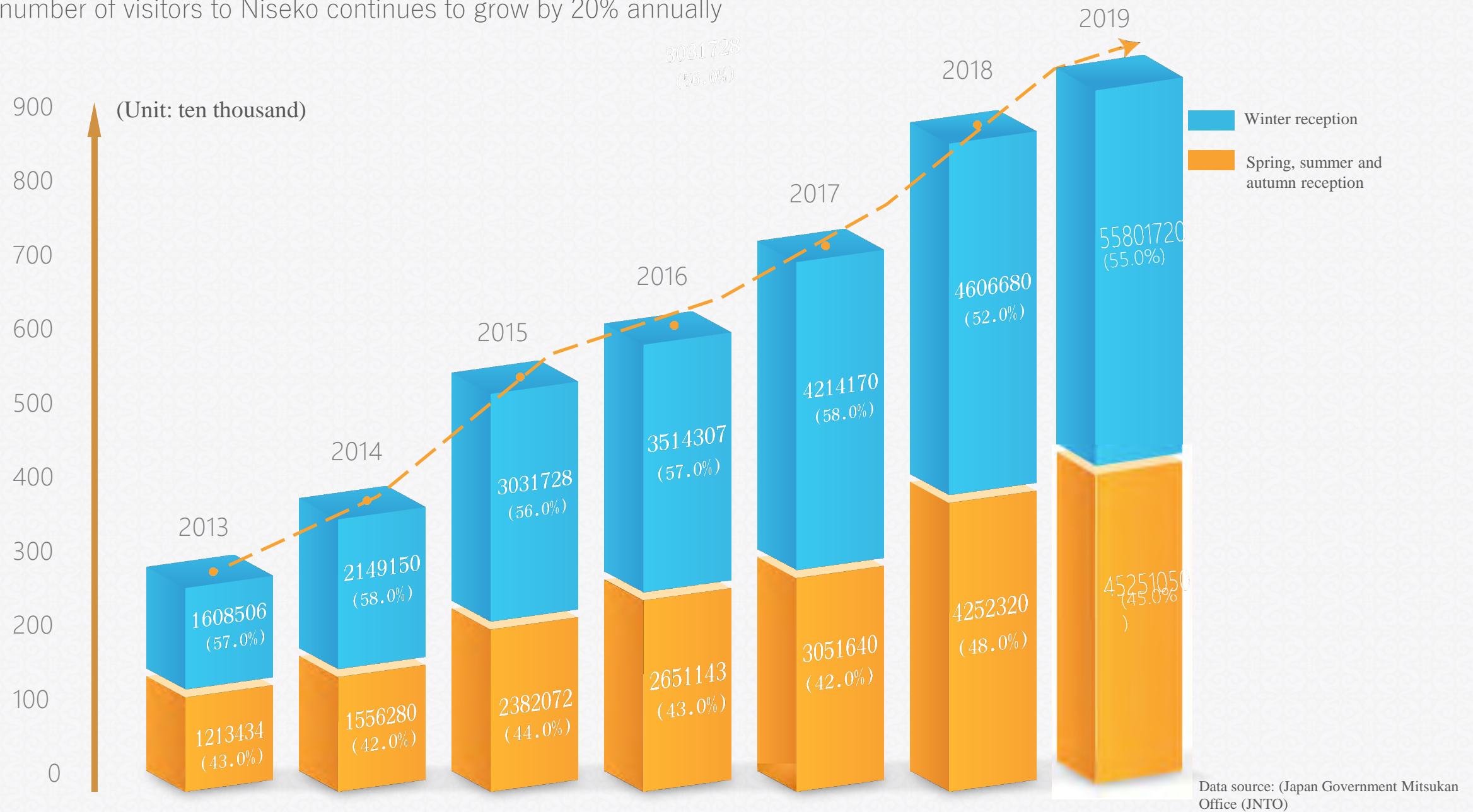


Increased number of customers (unit: 10,000)

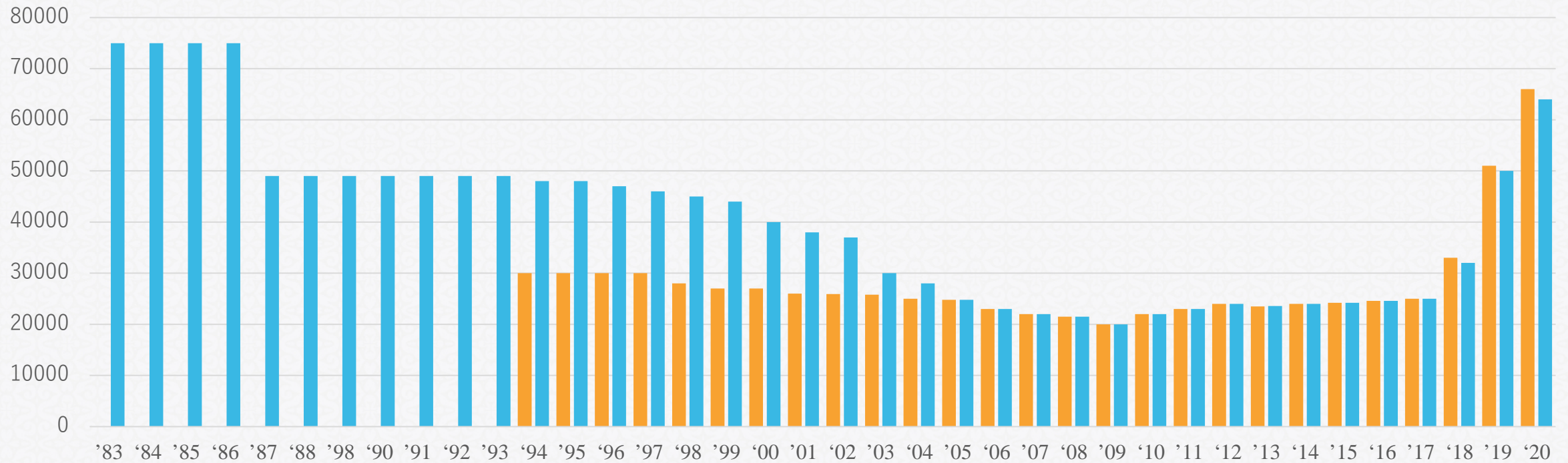


Data source: (JapanNational Tourism Organization (JNTO))

The number of visitors to Niseko continues to grow by 20% annually



The land price growth rate of Hokkaido Niseko ranked first in Japan for two consecutive years



- In 2019, the region with the largest increase in landprices in Japan, with a land value increment rate of 44.01%
- Invest in a healthy lifestyle while investing in real estate

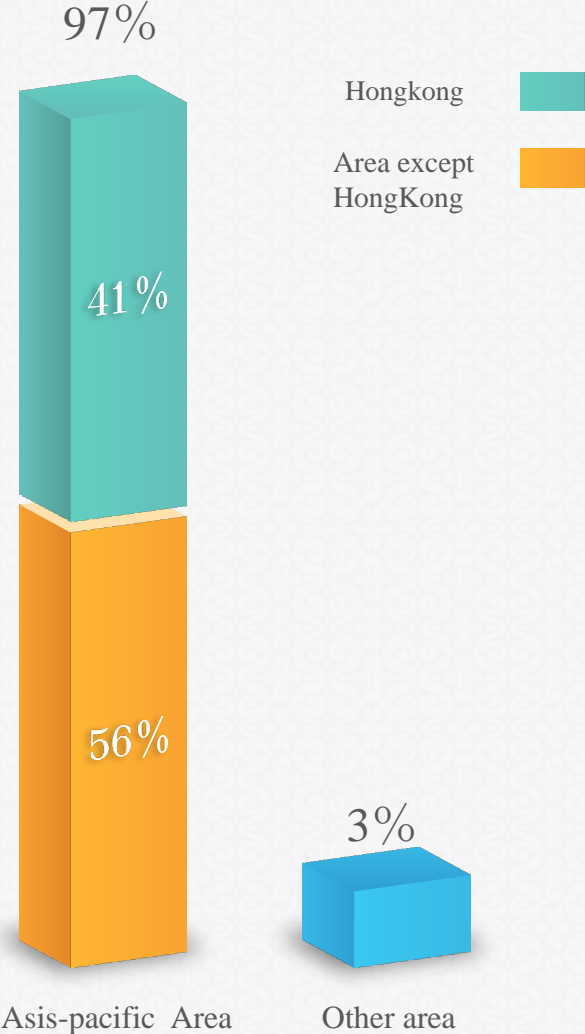
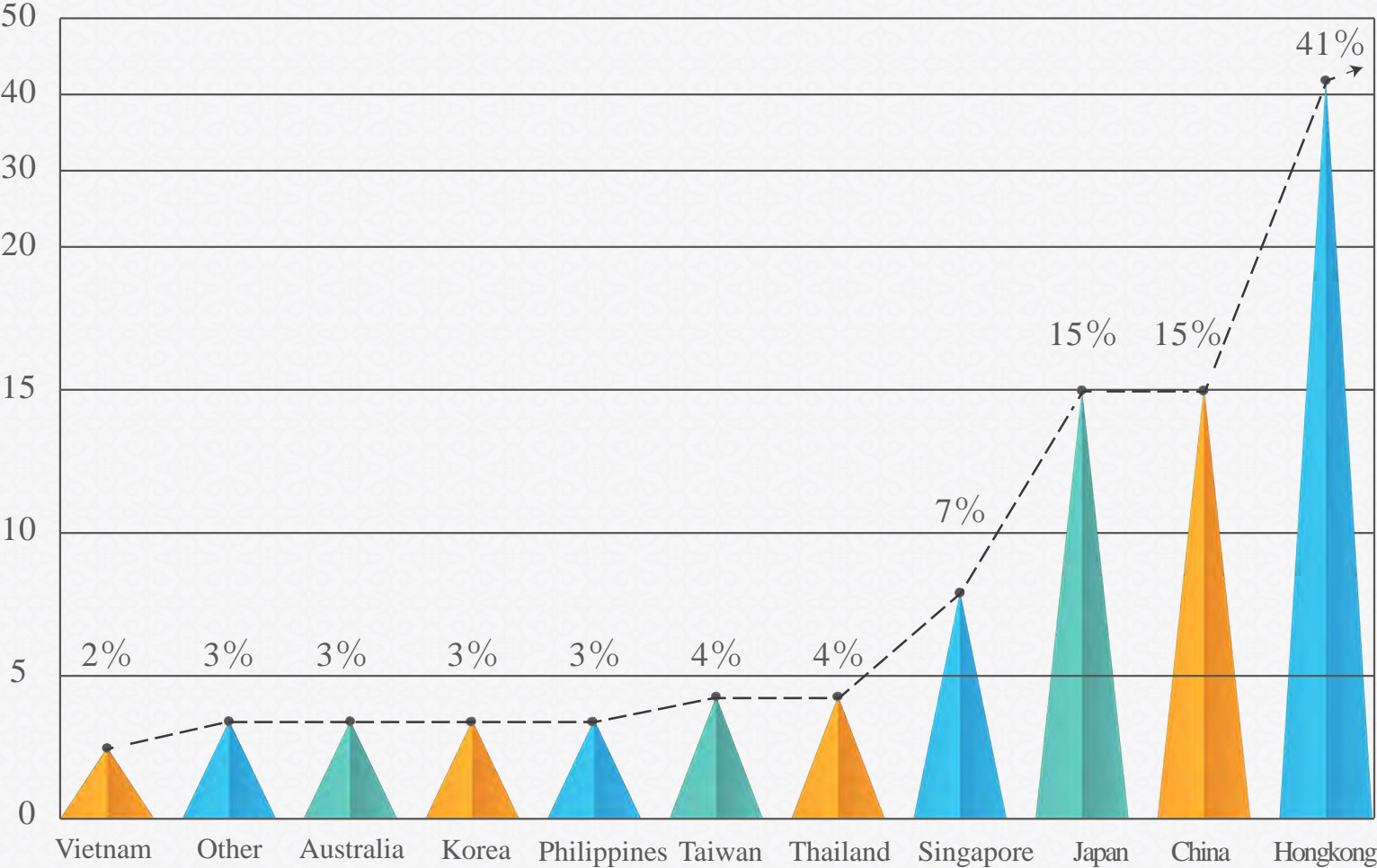
Average of
official land
area average

Average of
standard
land area

*Data resource:Hokkaido Comprehensive Policy
Bureau Land and Water Countermeasures Division

Overview of Niseko Investment

According to market research data in the past three years
Hong Kong customers continue to be Niseko's largest investors.



2030

The resort is located in the core area of the main venue for the 2030 Winter Olympics (in application).

The selected Olympic Village location for
the future 2030 Winter Olympic bid



Benefit for Owner

Investment is usually an important reason for purchasing property in resort hotels. Every owner can share in the double benefits of property management and appreciation brought by tourism and the resorts infrastructure. To achieve these two goals, we have used our industry experience over many years to find the best tourism real estate value increments all over the world from professional development along with introduction of international top hotel management brands to our projects, making this business model bring our owners the maximum possible value-add for their investment.



Investment

The hotel implements a third-party independent financial system. After the hotel is put into operation, it will hire a third-party accounting firm to conduct hotel accounting and cost calculations in accordance with internationally accepted standards. Distributable profits from hotel operations are available to all owners through our hotel management company. From the second year of hotel operation, dividends will be distributed at the end of the year. Each room type of the hotel corresponds to a "dividend index", according to different dividend index, each owner enjoys different dividend treatment.



Enjoy private vacation space

An independent freehold resort hotel, the owner can use it as a private holiday, or enjoy the full service of the hotel at home in a foreign country.



WHO

?



Resort operation and management brand

New World Hotels & Resorts is a brand managed by Rosewood Hotel Group, one of the world's leading hotel companies with a combined portfolio consists more than 40 hotels in 19 countries.

The brand is is inspired by emerging Asia's energy, dynamism and unique style of thinking, doing and being. It is designed to inspire others – in art, design and new ways of seeing things.

The feature of the brand

We are inspired by emerging Asia's energy, dynamism and unique style of thinking, doing and being. In return, we do our best to inspire others – in art, design and new ways of seeing things. There is always a nod to our Asian roots, but our eyes are very much focused on our Asian future.

We welcome our Asia guests into a world that is at once familiar yet forward-looking, and we introduce our international guests to an environment that is both exotic and contemporary, with a level of service that will come as a surprise the first time it is experienced, and then an experience to look forward to the next time.

ROSEWOOD
HOTEL GROUP

NEW WORLD
HOTELS & RESORTS
新世界酒店及度假村





Norihiko Shinya

First Class Architect (Japan)
First-Class construction management engineer(Japan)
Graduated from Meiji University with the highest honors, Department of Architecture
1987 Super Potato joined the company
2006 Vice President of Super Potato
2018 Established S.D.S. International Co., Ltd.
Interior Design Co., Ltd. was established

Founded by Mr. Norihiko Shinya, the former vice president of Super Potato Co., Ltd., Who has participated in the design of Grand Hyatt, Shangri-La, Rosewood hotels and other international high-end hotels in the world, he is engaged in interior design based on Tokyo, Shanghai and Singapore. In 2019, he won HOTEL DESIGN HORNER CERTIFICATE and in 2015-17, he won 100 TOP ARCHITECTURE AND DESIGN TALENTS IN CHINA.

- 1987 Seibu Department Store Japan
- 1987~ MUJI Japan
- 1990 Restaurant "Shunju" Japan
- 1996 Grand Hyatt Fukuoka Restaurant "Food Live"
- 1997 Hotel Niki Club Japan
- 1998~ Grand Hyatt Singapore renovation Singapore
- 1999 Grand Hyatt Shanghai Entertainment Center "Puj's" China
- 1999 Shook" Starhill Kuala Lumpur Malaysia
- 2001 Island Shangri-La Hong Kong "Café Too" Hong Kong, China
- 2002 Grand Hyatt Jakarta Restaurant "C's", Bar Burgundy Indonesia
- 2002 Grand Hyatt Bali Spa "Kriya" Indonesia
- 2002 Shangri-La Hotel Kuala Lumpur Restaurant "Zipangu" Malaysia
- 2003 Grand Hyatt Tokyo Restaurant "Shunbou", Restaurant "Rokuroku", Spa and Fitness "Nagomi" Japan
- 2003 Shangri-La Bangkok, Café "Next 2" Thailand
- 2003 Grand Hyatt Beijing Restaurant "Made in China", Bar "Red Moon" China
- 2003 Hyatt Regency Incheon Restaurant "8 Restaurant" South Korea
- 2004 Bellagio Hotel Restaurant "Sensi" USA
- 2005 Shangri-La Hotel Pudong Shanghai Restaurant "Nadaman", Sushi Bar "Nadaman" China
- 2005 Park Hyatt Seoul
- 2005 Park Hyatt Saigon Restaurant "L'Opera" "Square One" Vietnam
- 2006 Mandalay Bay Las Vegas Restaurant "Strip Steak" USA
- 2006 Hyatt Regency Kyoto Public area
- 2006 Hyatt Regency Hakone Lobby lounge, Restaurant
- 2007 Hyatt Regency Delhi Restaurant "China Kitchen" India
- 2007 Grand Hyatt Mumbai Restaurant "China House" India
- 2008 Grand Hyatt Guangzhou Restaurant "Market Café", Restaurant "The Pent House" China
- 2009 Grand Hyatt Macau Restaurant "Mezza 9" Macau, China
- 2009 Park Hyatt Beijing Restaurant "The Private Room", Fitness Center, Bar "Xiu", Café/Restaurant "IFW" China
- 2009 Hyatt Regency Tokyo Restaurant "Caffe", Guestroom Renovation for Standard, Suites, Regency Floor" Japan
- 2010 Ritz Carlton Hotel Pudong Restaurant "Scena", Bar Lounge "Flair" China
- 2010 Grand Hyatt Shenzhen Restaurant "1881", Restaurant "LA TERRAZZA" China
- 2011 Kerry Hotel Beijing Restaurant "Kerry's Kitchen", Pastry Shop "Kerry's Pantry" China
- 2012 Ritz Carlton Bangalore Lobby, All Day Dining Entertainment Club, Specialty Restaurant" India
- 2012 Ritz Carlton Hotel Montreal Restaurant "Maison Boulud" Canada
- 2012 Caesars Palace Restaurant "Bucchanal" USA
- 2013 Shenyang Restaurant "Café LIANG" China
- 2013 Park Hyatt Busan (whole hotel) South Korea
- 2014 Grand Hyatt Singapore Renovation Function Room Singapore
- 2014 "Muji" Chengdu China
- 2015 Facade 『Esupasu Ueno Hirokoji』 Japan
- 2015 Grand Hotel Europe Italy
- 2016 Hotel_Park Hyatt Guangzhou China
- 2016 Park Hyatt Seoul Restaurant renovation 『Corner Stone』 Seoul
- 2016 Grand Hyatt Dubai 『The Collective』 Dubai
- 2016 Retail 『Muji Shanghai』 China
- 2017 Retail 『Muji TOGO』 Shanghai China
- 2017 Hotel_Hoshino resort 『Kai Anjin』 Japan
- 2017 Retail 『MUJI』 Singapore Singapore
- 2017 Executive Lounge Conrad Tokyo Japan
- 2018 MUJI Hotel Shenzhen China
- 2018 Hyatt Regency Bangkok Thailand
- 2018 MUJI Ginza3 Japan

Architectural Design

Ingenious Design

The resort is designed by Daiken Design Co., Ltd. Which was founded in 1948 and has a 72-year history as a top design group. Daiken design is dedicated to producing products, respecting and preserving the original ecology around the resort to the utmost extent, and fully displaying the grand scale of nature from the inside to the outside. Luxury but low-key is everywhere, a rare post-modern architectural artwork is waiting to be seen.



Powerful Construction Company



Construction Company : Iwata Chizaki Construction Co,Ltd.

Iwata Chizaki Construction Co,Ltd is one of the largest construction companies in Japan with its head office in Sapporo Hokkaido. Founded in 1922, it has a history of 100 years in construction and has worked on landmark projects that include Landmark Tower and Ebisu Garden Plaza, one of the tallest buildings in Japan. The company is the main construction company operating in Niseko for the larger builds and delivers top quality builds.

Developer

The developer Virginia Inc, whose parent company is Sakura Capital International Holdings (HK) Limited is a Hong Kong holding company specializing in international tourism real estate investment and development. Its shareholders behind the scenes have successfully developed a number of high-end property resort hotels comprising of nearly one million square meters of tourism real estate projects.

NEW WORLD
LA PLUME NISEKO RESORT

- Virginia Inc

- Sakura Capital International Holdings Limited (HK)



The project is located at the foot of Baishiling scenic spot in Qionghai, Hainan Province, near the Dong Huan Expressway, with an overall area of 300,000 m².

There resort opened in 2014. It includes hotels, property right hotel, golf courses, villas and rare hot springs. The design comes from the famous Schmidt Corey American design company.



Located in Qingshuiwan, Hainan Island, China, the resort has a construction area of about 500,000 m². Opened in 2014, there is an international large-scale resort with five-star hotel, property right hotel, villa area and comprehensive business center. The hotel has the broadest white sand beach in Qingshuiwan, the most modern Aloha 3D cinema, the most perfect commercial district, comfortable constant temperature swimming pool and sound fitness system, making the hotel unique.



The Aegean bay resort is located in Yalong wan, Hainan Island, China. The hotel has been officially opened in 2007 and has been rated as one of the best resort hotels in Yalong wan by international rating agencies for many years. Aegean Sea resort has ranked in the top three occupancy rates for many years in a row.

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