



World's Best
Ski Boutique Resort



An opportunity to own one of World's Best Ski Resorts



NISEKO, HOKKAIDO JAPAN

Niseko is situated in Japan's stunning Northern island of Hokkaido's secluded ski region and surrounded by lush mountain forests and pristine rivers. Shiki promises balanced living in harmony with the four seasons.



Introducing Shiki Niseko

Our most prestigious hotel development to date, this stunning Ski Resort has become one of Niseko's most exclusive properties, thanks to its pivotal location, outstanding facilities and superior management.

Set in the heart of Hirafu Village which offers the most numbers of lifts and runs in Niseko, Shiki is located in a diverse township of shopping, bars and restaurants which are within walking distance making navigation in and around the village an effortless task

FACT SHEET – SHIKI NISEKO

Shiki Niseko offers the most luxurious stays, providing the only hotel-style condominium in Niseko.

Developer :
APL Niseko Property TMK (A member of Low Yat Group)

Land Tenure: FREEHOLD

Total Land Area : 3,439m²

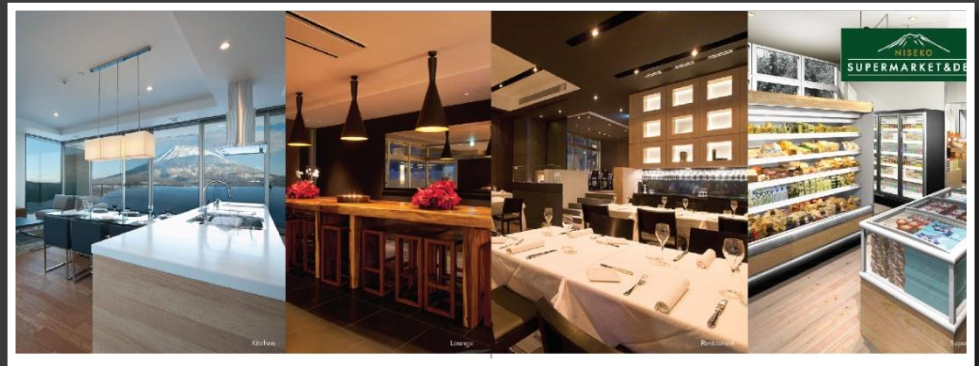
Apartment Size : 59m² - 152m²

Description:
1 bedroom from 59m²
2 bedrooms from 77m²
3 bedrooms from 144m²

Managed by: Tokyu Resort & Fairlane Hospitality

Facilities:
Shiki Niseko is opened 365 days a year throughout all four seasons in Niseko.
62 Luxurious Apartments & 5 Amazing Penthouse units
50 covered car parking bays
Renowned Michelin star Restaurant Kamimura
Iki Bistro & Cafe
Niseko Supermarket & Deli
Niseko Black Bespoke Concierge Services Tour Desk
Abucha Cakes & Sweets
Japonica Coffee & Bar
Toyota Car Rental

Description:
First fully integrated retail & residential project in Hirafu Village.
Fully operational all year round.
Over 47km of fresh powder snow at your doorstep.
Après Ski activities, restaurants & entertainment outlets.
An unrivalled ski experience, all ski activities within walking distance.





An All Year Round Destination

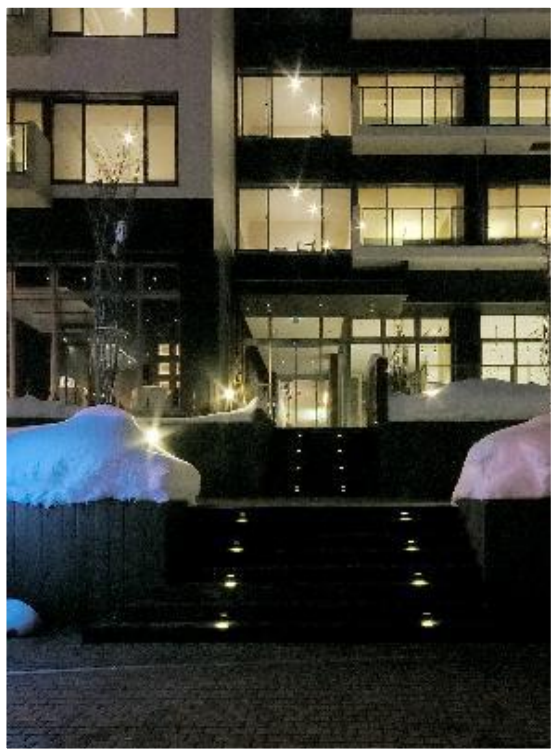
While winter draws visitors from all around the globe, the current Niseko summer market is gaining popularity offering a broader spectrum of activities and events from golf to soft adventures, culinary experience from fresh farm produce and fresh seafood while treating oneself to the magnificent onsens(hot springs).



TOP 10 POWDER SNOW IN THE WORLD

Niseko's Snow isn't an anomaly, Throughout Japan, notably Hokkaido, the winter season brings consistently dry daily snowfalls upon the mountainous terrain. Because of its northern location, Niseko is fed by weather streams that come from Siberia, meeting the moist, warmer currents rising of the Sea of Japan, and blessing the area with a consistently high quality and quantity of light, dry snow.

What truly sets Niseko apart, given its quality and quantity snow, is the relatively low elevation of the Niseko range; standing at only 1,300meters above sea level



THE OPPORTUNITY

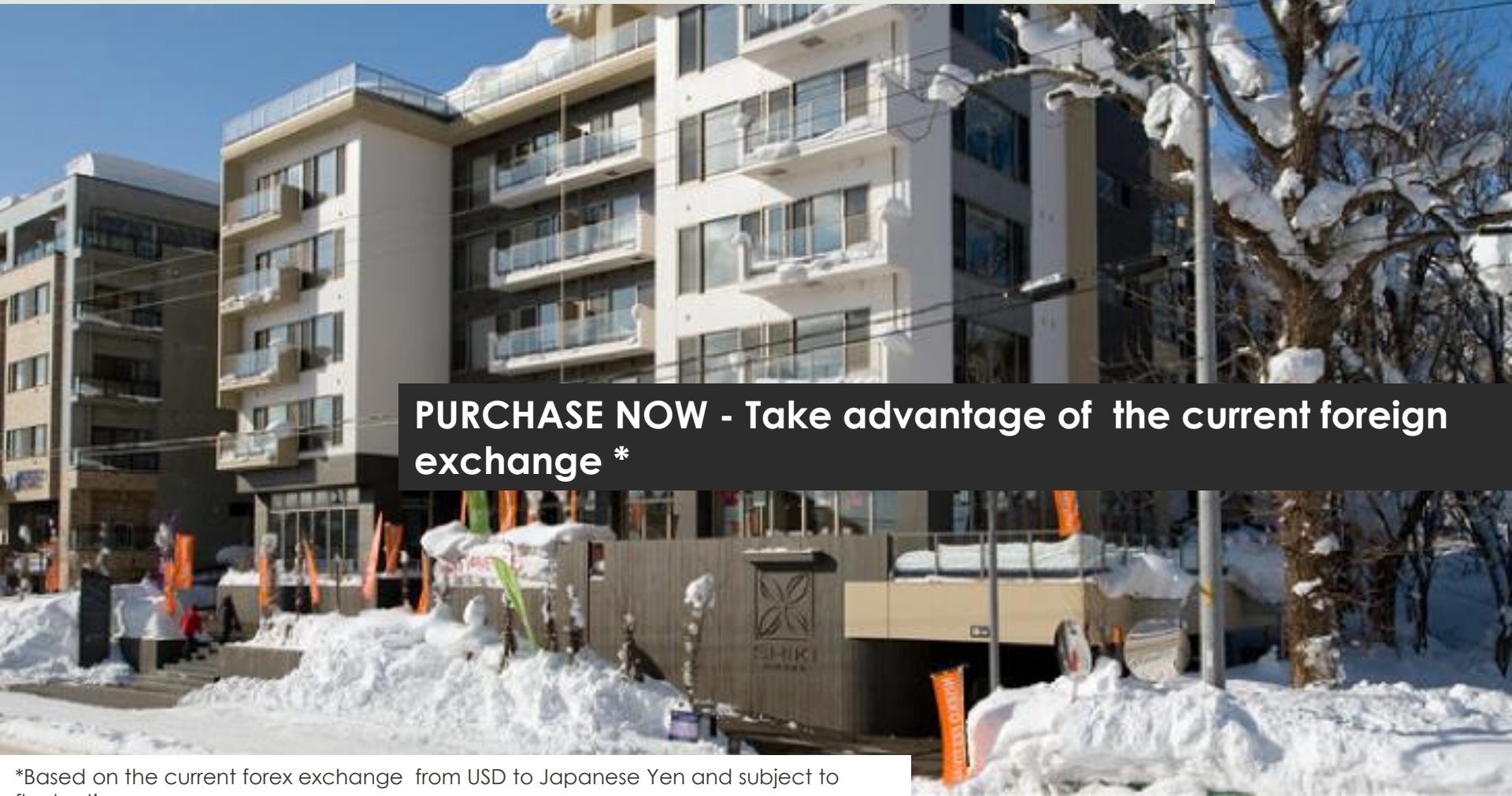
Japan's tourism growth has always held strong potential and now recognized as a key driver of Japanese economy. Japanese exotic culture and food, climate, reliability in security, health and hygiene standards has proven a rare asset few world class destinations can rival.

Shiki Niseko now offers an exclusive sale of luxury, fully serviced apartments in Asia's most acclaimed international and all season resort of Niseko, Hokkaido. A limited collection of 34 beautifully crafted serviced residences in world class, Niseko ski region, dubbed as 'Aspen of Asia'. Capitalized in Japan's strong tourism industry, unrivalled snow and the realization of Hirafu's village first integrated residential and commercial resort.

Indeed a once-in-a lifetime investment, soon for the rest of the world to discover this gem of all season lifestyle destination!

An Entry Level Property into An Exclusive Resort

- Apartments comes fully furnished and equipped with quality furnishing , fittings and equipment
- Bi-Annual Returns
- Opportunity of En-bloc sale with more returns



PURCHASE NOW - Take advantage of the current foreign exchange *

*Based on the current forex exchange from USD to Japanese Yen and subject to fluctuations

A Prosperous Proposition

Your decision to invest in the property through Shiki Niseko comes with a host of benefits. We pride ourselves in providing investment opportunities that will yield attractive returns to our investors. We build hotels in high demand areas, and provide excellent hospitality services to ensure that these properties enjoy high occupancy levels and great rental rates – factors that in turn spell lucrative returns for our individual hotel suite owners.

Another opportunity is the enbloc sale of a high demand property allowing you to exit at the same time with the other owners thus enjoying better capital appreciation.



1 Bedroom Unit 835sqft Purchased at ¥74,000,000	YEAR 1	YEAR 2	YEAR 3	YEAR 4	ROI after 4 years
Percentage of GRR	4%	4%	4%	4%	16%
Guaranteed Rental Return (per annum)	¥2,960,000	¥2,960,000	¥2,960,000	¥2,960,000	¥11,840,000
Average Annual % Increase in Property Value*	6%	6%	6%	6%	6%
Property Value Appreciation in ¥	¥78,440,000	¥82,880,000	¥87,320,000	¥91,760,000	¥97,265,600

* Based on the past 2 years average of 5-7% in Niseko



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