

MANAGEMENT OVERVIEW

MUWA NISEKO hotel operations & management are to be appointed to an international-grade operator with a proven track record of excellent service both to Owners and guests. Utmost consideration will be given to the operator's ability to meet and exceed Owners' requirements, while simultaneously operating a profitable development, and a high return on investment. Finalization of the hotel operator is planned by 2023.

PAYABLE BY OWNER:

- Mix of fixed and variable costs which will be equivalent to maximum 40% for hotel operation entrusted fee
- Housekeeping costs
- Occupied night expenses – utilities, hot spring tax, accommodation tax, furniture fund
- Annual property fixed asset tax, and annual income tax return payment expenses
- Management Association administrative fees
- Building repair reserve (damage/repair sinking fund)

PAYABLE BY OPERATOR:

- All marketing, advertising and sales expenses, including third party agent commissions, and credit card transaction fees
- All hotel management, reception, ski valet, concierge service staffing
- 24hour on-site staffing
- Property management software/systems purchase and operation

PAYABLE BY MANAGEMENT ASSOCIATION:

- Common area management fees
- Common area maintenance, cleaning, utilities, snow clearing and groundskeeping
- Building maintenance
- Common area utilities
- Hot spring operation and management
- Common area insurance
- Vehicle leasing and related fees

MUWA NISEKO - OWNER BENEFITS

- Unlimited year-round Owner usage (Only 10% of the rack rate if owner booking exceeds a total of 14 nights in winter and 14 nights in summer seasons)
- Early check-in and Late check-out for Owners (subject to booking conditions)
- Owner dedicated concierge service
- Secure long term Owners storage inside each unit
- Owner "preferred discounts & free of use" for various amenities, including;
 - Year-round discount on MUWA infinity hot spring
 - Complimentary use of public hot spring
 - Complimentary use of dedicated private parking space (Limited to parking space owners)

ADDITIONAL BENEFITS

(discounts provided by affiliated services)

TRANSPORTATION

- Car rental
- Airport transfer

ACTIVITIES

- Golf
- Rafting
- Ski/snowboard lessons & guiding
- Cycling & mountain biking tours

TICKETS & RENTAL

- Ski lift ticket (Single day and consecutive days)
- Ski equipment rental
- Bicycle rental

OTHERS

- Additional discounts from a variety of local travel program and services

FAQ

WHEN DOES MUWA OPEN?

MUWA's doors open in December 2023.

WHO IS THE OPERATOR?

MUWA is situated in one of the finest locations in Grand Hirafu, and will provide a service level to match.

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WHAT AMENITIES DOES MUWA NISEKO OFFER TO GUESTS AND OWNERS?

- Immediate ski-in ski-out access to Grand Hirafu ski runs
- Two restaurants
- Infinity hot spring onsen with spectacular Mt. Yotei views
- Public hot spring onsen
- Spa & massage
- Ski valet
- 24hr hotel front desk & concierge
- Underground car parking
- Private in-room rotenburo onsen (selected rooms)
- Private ski-in ski-out accessible rooms (selected rooms)
- Private sauna (selected rooms)

ARE THERE ANY RESTRICTIONS ON RESERVATION?

There are no restrictions on Owner usage. Owners are able to enjoy use of their units as much, or as little as they would like. Owners can book their units for up to 14 nights in winter and 14 nights in summer, without incurring any variable management commission.

For Owner usage beyond this 14 nights seasonal allocation, 10% of the rack rate is payable to the operator.

WHAT TYPE OF CUISINE WILL THE RESTAURANT OFFER?

MUWA features two in-house restaurants; one serving heartwarming Japanese cuisine, the perfect place to recharge after an exhilarating day on the mountain.

For those seeking a livelier dining experience, MUWA also offers all-day dining from a wood-fired grill station, serving up the finest cuts of local Hokkaido beef and seafood.

WHAT DOES THE SKI VALET OFFER?

The ski valet ensures a seamless transition from the hotel to the slopes, immediately outside! The dedicated ski valet staff will help your equipment ready to go in the morning and will be there to collect it again at the end of the day.

In addition, they will provide on-site equipment tune-up and waxing services, to keep your equipment in top condition.

DO THE ROOMS HAVE AIR-CONDITIONING?

Yes, all rooms have air conditioning for year-round comfort.

IS THERE OWNER STORAGE AVAILABLE?

Yes, every unit has secure, long-term Owner Storage.

MUWA
NISEKO

IS THE TITLE FREEHOLD?

Yes, MUWA apartments are individually strata-titled, providing 100% freehold ownership of the unit, and proportionately shared ownership of land and common areas.

WHAT IS THE PAYMENT SCHEDULE?

From January 1, 2023, the payment schedule will be applied.

20% Deposit - payable at the time of contracting.
50% Middle Payment - payable 4 months after the date of contracting.
30% Settlement Payment - due upon building handover in October 2023.

BUYER PURCHASE FEES - ARE THERE ANY AGENT COMMISSIONS PAYABLE?

There are no agent commissions payable for MUWA.