



LAND & BUILD PACKAGES PRICE LIST

COMPLETED VILLAS

| Name | Villa Layout | Net Villa Area | Garage | Footprint | Height | Plot Size | | USD Price |
|---------------|---------------------------------------|--------------------|-------------------|--------------------|--------|-----------|---------|--------------|
| | | | | | | (sqm) | (Tsubo) | |
| KEYAKI Villa | 5 BR/4 BA + WC Maid's ensuite room | 452 m ² | 21 m ² | 289 m ² | 8.4m | 2404 | 726 | \$ 6,500,000 |
| KATSURA Villa | 4 BR/4 BA + WC + Office/Maids room | 317 m ² | 23 m ² | 340 m ² | 10.2m | 1519 | 459 | \$ 4,200,000 |
| HINOKI Villa | 3 BR/3 BA + WC | 308 m ² | 21 m ² | 212 m ² | 8.4m | 1767 | 534 | SOLD |

PHASE II - LAND SALES

| Plot No. | Plot area total size | | Buildable area (sqm) | Maximum Building footprint (sqm)/height (m) | USD Price |
|----------|----------------------|---------|----------------------|---|--------------|
| | (sqm) | (Tsubo) | | | |
| 3 | 2,453 | 726 | 2,993 | 299-1047/16m | \$ 2,750,000 |
| 6 | 2,094 | 633 | 2,513 | 209-732/16m | \$ 1,980,000 |
| 6A | 977 | 291 | 1,172 | 97-293/16m | \$ 1,250,000 |
| 7 | 1,723 | 521 | 2,068 | 172-516/16m | \$ 1,650,000 |
| 8 | 1,943 | 587 | 2,332 | 194-680/16m | \$ 1,900,000 |
| 8A | 948 | 286 | 1,138 | 100-284/16m | \$ 1,100,000 |
| 10 | 2,102 | 635 | 2,522 | 210-735/16m | \$ 2,000,000 |
| 10A | 975 | 294 | 1,170 | 98-292/16m | \$ 1,250,000 |
| 10B | 962 | 291 | 1,154 | 96-288/16m | \$ 1,220,000 |
| 12 | 2,103 | 635 | 2,524 | 210-736/16m | \$ 2,000,000 |
| 13 | 1,435 | 434 | 1,722 | 143-502/16m | \$ 1,400,000 |
| 15 | 2,006 | 606 | 2,407 | 200-702/16m | \$ 2,200,000 |
| 15A | 791 | 239 | 949 | 79-276/16m | \$ 975,000 |
| 15B | 1,216 | 367 | 1,459 | 121-425/16m | \$ 1,300,000 |
| 88 | 2,234 | 676 | 1,269.57 | 197-381/16m | \$ 1,850,000 |

*The above area are rounded up for the marketing material. Request plot brochure for exact dimensions & buildable area.

Ginto Villa Build Package

Ginto land owners have the option to select one of the three types of villas, agree on a build cost and have The Pavilions Niseko take care of the rest. All footprint and load-bearing walls are fixed but external and internal cosmetic details are fully customisable. For some villas additional bedrooms, bathrooms, entertainment rooms may be added.



| Villa Name | KEYAKI VILLA | KATSURA VILLA | HINOKI VILLA |
|---------------------------------|--------------------|--------------------|--------------------|
| Villa Only Price/m ² | Approx. US\$ 8,250 | Approx. US\$ 8,550 | Approx. US\$ 8,550 |

Terms & Conditions

- Prices do not include land (refer to table on page 1)
- All prices for Ginto Villas include furniture (full list available upon request);
- The Pavilions Niseko KK reserves the right to modify the terms and prices listed above without prior notice;
- Price per square metre are approximate and vary based on requirements; and
- All prices are shown in US Dollars.

Terms of Payment for Land or Completed Villas

| | | | |
|---|---|-----|-----|
| Total Purchase Price | | % | USD |
| Deposit | To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement) | 10% | USD |
| Final Payment of Balance - within six weeks | Balance to be paid at time of settlement | 90% | USD |

Terms of Payment for Land & Villa Packages: Settle Land First

| | | | |
|---|---|--------------------------|-----|
| Total Purchase Price | | % | USD |
| Deposit | To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement) | Limited to JPY10,000,000 | USD |
| Final Payment of Balance within six weeks | Balance to be paid at time of settlement | 90% | USD |

Staged Building Payments for Ginto Villa

| | | | |
|---|---|-----|-----|
| Total Purchase Price | | % | USD |
| Deposit – Development Approval Issued | To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement) | 5% | USD |
| First Installment | Kutchan Construction Department issues Building Approval | 20% | USD |
| Second Installment | Building Inspection One: Foundations completed | 30% | USD |
| Third Installment | Building Inspection Two: Build structure including roof completed | 25% | USD |
| Fourth Installment | Building Inspection Three: Start of internal finishing and furnishings | 10% | USD |
| Final Payment of Balance within six weeks | Balance to be paid at time of settlement | 5% | USD |

Consumption Tax (CT): *The Pavilions Niseko KK are not tax professionals, we urge all prospective buyers to seek professional tax advice.*

- Japanese CT will be fixed using the exchange rate on the date of settlement.
- Japanese CT is tax paid by buyer to seller not the government. Seller is responsible to collect CT and calculate payable amount to the government and pay to the government.
- Buyer may claim refund if the property is used for business purpose and record CT taxable revenue.
- See the site for CT system in Japan: <https://home.kpmg/jp/en/home/insights/2018/11/taxation-in-japan-201811.html>

Purchase Related Fees: These purchase related fees are estimates only and are subject to change.

- Solicitor Fees (includes registration fees & ownership transfer fee): ¥ 300,000
- Registration License: ¥ 400,000
- Property Acquisition Tax: 3% Land & 4% Building
- Fixed Asset Tax – Building: 1.4%
- Fixed Asset Tax – Land: 1.4%