



Real Estate Investing.
Made Simple.

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Hotel101 - Niseko, Hokkaido Japan

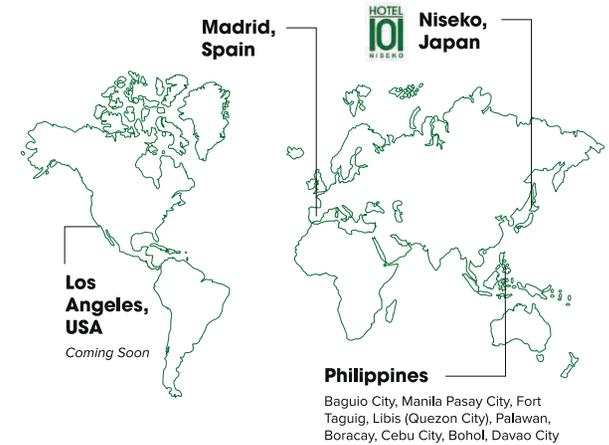


Experience world-class powder snow & breath-taking natural beauty all year-round

Initial Footprint of Hotel101

The first three overseas Hotel101 projects will be in Niseko Hokkaido Japan, Madrid Spain, and the US.

These first three overseas sites will serve as bridge projects to jumpstart the transition of Hotel101 to transcend beyond these first three countries and become a global brand with a truly unique business concept that can be planted in over 100 countries.



About The Developer

Hotel101 Global Pte. Ltd. is the Singapore-registered hotel expansion subsidiary of NASDAQ-listed Hotel101 Global Holdings Corp. (Ticker: HBNB), a subsidiary of the Philippine-listed DoubleDragon Corporation (Ticker: DD).

With more than US\$3 billion in assets, DoubleDragon Corporation focuses on generating recurring revenue through its diverse portfolio, which includes the CityMall chain of community malls,

DD Meridian Park commercial complex, Jollibee Tower in the Ortigas central business district, and Hotel101, a hotel brand with a growing international footprint.

The company also operates CentralHub, a network of industrial centers positioned for REIT IPO. Its key subsidiaries include CityMall Commercial Centers Inc., CentralHub Industrial Centers Inc., DDMP REIT, Inc., and Hotel of Asia Inc.



Artist's Perspective of
Hotel101 - Madrid



Artist's Perspective of
Hotel101 - Los Angeles



Invest today in Hotel101 - Niseko

Nestled in a prime location with strong year-round appeal and great potential for future growth.

Renowned for its stunning landscapes and relaxing hot springs, Niseko, located in Hokkaido, Japan, is a premier ski destination attracting both local and international visitors.

Hotel101 - Niseko will be one of the largest hotels in Niseko, featuring 482 signature HappyRooms designed for comfort, convenience, and value for every type of traveler — a full-service hotel without the upscale price tag.

LOCATION

-  Niseko Hirafu, Hokkaido, Japan
-  2hrs+ Drive from Sapporo
New Chitose Airport
-  3 mins Drive from Grand Hirafu
Welcome Centre
-  8 mins Drive from Kutchan Station



Scan to Secure Your Unit with **US\$2,000** &
Generate Wealth Through Property Ownership!

(Returns are based on past hotel performance. Actual results may vary.)

A Simple, Three-step Process

Designed to make your investment with us seamless.

STEP 1

Decide How Many Units to Buy

Browse our limited inventory — no hidden fees or complex paperwork involved.

STEP 2

We Operate It

Our dedicated team handles guest services, marketing, and all day-to-day operations on your behalf at no additional cost.

STEP 3

Earn Monthly

Receive your share of the gross room revenue — automatically deposited into your account.

Strategically located near year-round attractions in Niseko

MAR - MAY SPRING

- Late-season skiing & snowboarding
- Relaxing in onsens
- Cherry blossoms at Makkari Shrine & Lake Toya
- Hiking at Mt.Yotei & Shinsen Numa
- Rafting/kayaking on Shiribetsu River
- Hanazono Zipflight
- Day trips to Lake Shikotsi, Skahotan Peninsula

SEP - NOV AUTUMN

- Autumn foliage viewing at Niseko Annupuri Summer Gondola & Hangetsu Lake
- Gourmet experiences featuring Hokkaido seafood & produce
- Cycling through Niseko's countryside
- Fishing in Shiribetsu River
- Fruit picking

JUN - AUG SUMMER

- Hiking and trekking on scenic mountains, including Shinsen-numa Marsh & Lake Hangetsu
- Mountain biking at Twin Peaks Bike Park
- Golfing at Niseko Village & Hanazono
- Canoeing & stand-up paddling on Shiribetsu River
- Hot air ballooning
- Local festivals & food markets

DEC - FEB WINTER

- Skiing & snowboarding in Niseko United, known for its powder snow
- Snowshoeing & winter hiking
- Jumbo sled and snow tubing for family
- Night skiing on illuminated slopes
- Igloo & ice village experiences

Returns mentioned are based on past performance and may vary. This brochure does not constitute a public investment offer.

Hotel101 is set to be the first global hotel chain with only one type of room

It offers a unique, straightforward, and scalable investment platform for a wide range of investors — from angel to institutional — providing a safe and hassle-free opportunity to invest in a titled real estate unit, delivering unbeatable value to consumers.

482 HappyRooms

21 sqm - Fully furnished

- 1 Queen Bed + 1 Single Bed
- Award-winning Emma® Sleep Mattresses
- Individually Controlled A/C & Heating
- 55-inch Television
- Ensuite Bathroom with Hot Shower
- Kitchenette with Refrigerator & Microwave
- Room Safe
- Universal Outlets & Work Desk
- Complimentary Wi-Fi



Just Buy a Unit and We'll Take Care of It!



You Have Absolute Ownership

With a Freehold Condominium title.



Own a Hotel Unit, Earn from Hotel Revenue

Receive an equal share of 30% of the gross room revenue generated by your entire hotel, regardless of your individual unit's occupancy.



100% Hassle Free & No Hidden Cost

Let Hotel101 fully manage your unit and shoulder the cost of operating expenses, repairs and maintenance.



Create a Lasting Legacy

Own a titled unit that combines global reach with hands-free operations. Ideal for those seeking a lasting asset for personal use, wealth accumulation or legacy building.



Ready to explore your real estate investment opportunities with Hotel101?

Scan to leave your contact info and we will guide you on every step of the way.

Buyers are acquiring real estate investment opportunity with the option to have it fully managed by Hotel101. This is not a guaranteed income product. Returns are based on hotel performance and are not assured. Statements referring to retirement, wealth accumulation, or passive income are illustrative only and should not be interpreted as financial advice or investment guarantees.



Artist's Perspective of Hotel101 - Niseko



Let Us Take Care of Your Unit

Receive **monthly revenue share** deposited to your bank account every 16th of the following month.

Unit Owner (You) will only be required to pay your personal taxes.

Please consult your tax advisor regarding any cross-border tax implications. Returns are based on historical performance, are not guaranteed and not indication of future performance. Actual results may vary depending on hotel occupancy and market conditions. This is a real estate transaction and not a securities or investment product.





Get ready for the outstanding facilities and amenities you'll find here

This six-storey retreat boasts breathtaking Grand Hirafu views.

With five guest elevators, 24/7 security, backup power, and daily housekeeping, comfort is guaranteed.



- 24/7 Reception
- Luggage Storage
- Ski Lockers
- All Day Dining

- Private Dining Rooms
- Indoor Swimming Pool & Sauna
- Hot Mineral Bath
- Fitness Gym

- Children's Playground
- Laundry Room
- Business Center
- Ample Onsite Parking