



Summary of Purchase Costs

The Buyer

Property Address 338-6,8, Aza Niseko, Niseko cho

Sales Price	600,000,000
<u>Purchase-related Costs:</u>	
Real Estate Commission	19,866,000
Courier and Bank Fees	20,000
Property Acquisition Tax	0
Fixed Asset Tax pro rate	0
Contract Stamp Duty	160,000
Solicitor Fee	200,000
Registration License Tax	20,000
Purchase-related Costs	20,266,000
Total Investment	620,266,000

Notes:

- Real Estate Commission is 3% of Sales Price + 60,000JPY plus consumption tax.
- Property Acquisition Tax is Land 3% Building 4% of the government standard valuation.
- Registration Fees & Transfer of Ownership - Fee from solicitor will be update.
- Fixed Asset Tax is 1,100 JPY for 2023 and this amount is pro-rated to the settlement date.
- *Please note this is a cost estimate only and final amounts may vary slightly.*

Payment Schedule

1st Payment Details

Deposit(10%)	60,000,000
50%Commission	9,933,000

1st Installment total	69,933,000
Remit at	contract timing

2nd Payment Details

Remaining settlement amount after deposit due	540,000,000
50%Commission	9,933,000
Courier and Bank Fees	20,000
Property Acquisition Tax	0
Fixed Asset Tax pro rate	0
Contract Stamp Duty	160,000
Solicitor Fee	200,000
Registration License Tax	20,000

Settlement Payment total	550,333,000
Remit by	30th-September-2022

<振込先口座情報 Bank Account Details>

Bank Name: SUMITOMO MITSUI BANKING CORPORATION
Bank Address: 1-1-2 MARUNOUCHI CHIYODA-KU TOKYO 1000005 JP
SWIFT Code : SMBCJPT
Account Number : 3 0 1 7 9 3 6 6 5 6 (Futsu /Ordinary/ Account)
Account Name: H2Group KK
Account Address: 11-1 Niseko Hirafu 5jo 3chome, Kutchan-cho, Abuta-gun, Hokkaido
Account Telephone: +81-136-21-6960

銀行名 (Bank Name) : **三井住友銀行 (0009)** Sumitomo Mitsui Banking
支店 (Branch) : **札幌支店 (301)** Sapporo-Shiten
銀行住所 (Bank Address) : **北海道札幌市中央区北一条西4-2-2**
銀行電話番号 (Bank Telephone) : **011-241-2351**
口座名義 (Account Name) : **H2Group 株式会社** H2Group Kabushikigaisya
(カナ表記 / Kana) : **エイツグループ カブシカイシャ**
口座番号 (Account Number) : **(普通) 7 9 3 6 6 5 6**
口座名義人住所 (Account Address) : **北海道虻田郡倶知安町ニセコひらふ5条3丁目11-1**
口座名義人電話番号 (Account Telephone) : **0136-21-6960**