

COST OF ACQUISITION (Provisional)

Issue Date : 30-Sep-21

PROPERTY DETAILS	Yama Shizen West 302
Address	185-8-302 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥89,500,000

1. Expense to the Seller ¥89,522,100

Purchase price	¥89,500,000
Annual fixed assets tax (1 year)	¥22,100

2. Expense to the legal office ¥810,070

Solicitor/translation fees	¥220,000
Title registration license tax	¥581,630
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥4,028,000

Niseko Property commission	¥3,019,500
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥978,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥94,360,170

<b style="font-size: 1.2em;">COST OF ACQUISITION[※] ¥94,360,170
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※ Banks may charge transfer fees separately.

Please note - Some figures are estimates only and subject to review