

COST OF ACQUISITION (Provisional)

Issue Date : 20-Aug-21

| PROPERTY DETAILS | Kabayama Commercial 446 Tsubo |
|------------------|---|
| Address | 106-13 Aza-Kabayama, Kutchan-cho, Abuta-gun |
| Purchase price | ¥100,000,000 |

1. Expense to the Seller ¥100,086,800

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| Purchase price | ¥100,000,000 |
| Annual fixed assets tax (1 year) | ¥86,800 |

2. Expense to the legal office ¥526,670

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| Solicitor/translation fees | ¥220,000 |
| Title registration license tax | ¥298,230 |
| Postal charge | ¥8,000 |
| Bank charge for Solicitor | ¥440 |

3. Expense to Niseko Property ¥3,707,480

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| Niseko Property commission | ¥3,301,180 |
| (purchase price × 3% + ¥60000) + 10% tax | |
| Contract stamp duty | ¥30,000 |
| Acquisition tax (estimation) | ¥376,300 |
| (will be payable on your property within 6-12 months of title transfer) | |

Total ¥104,320,950

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| COST OF ACQUISITION[※] ¥104,320,950 |
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※ Banks may charge transfer fees separately.

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