



**Niseko
Property**

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WAJIMA 2 - PURCHASE RELATED COSTS

PROPERTY DETAILS	WAJIMA 2
Address	170-34 Aza Yamada, Kutchan-cho, Abuta Gun
Land size	165 m ² (approx. 50 tsubo)
Total building area	198 m ² (approx. 60 tsubo)

	JPY
Property sales price (Consumption Tax included)	150,000,000
Solicitor/translation fees (Consumption Tax included)	210,000
Niseko Property commission (Consumption Tax included)	4,674,000
Contract stamp duty	80,000
Title registration stamp duty	450,000
Title registration certificate charge	3,000
Postal Charge	1,500
Annual fixed assets tax (estimation) (This tax is shared with the vendor, and is calculated on a pro rata basis)	600,000
Bank charge (0.2% of sale price)	312,037
SALE PRICE	¥ 156,330,537

Acquisition tax amount (estimation) (This tax is payable within 6-12 months of purchase date)	1,201,200
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TOTAL COST OF ACQUISITION	¥ 157,531,737
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Please note - the figures are estimates only, and are subject to review