

## COST OF ACQUISITION (Provisional)

Issue Date : 16-Feb-21

PROPERTY DETAILS	Lower Hirafu 299 Tsubos
Address	155-341, -531, -532, Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	<b>¥299,880,000</b>

### 1. Expense to the Seller ¥300,097,800

Purchase price	¥299,880,000
Annual fixed assets tax (1 year)	¥217,800

### 2. Expense to the legal office ¥1,106,485

Solicitor/translation fees	¥440,000
Title registration license tax	¥658,045
Postal charge	¥8,000
Bank charge for Solicitor	¥440

### 3. Expense to Niseko Property ¥10,644,840

Niseko Property commission	¥9,962,040
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥622,800
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥311,849,125**

<b>COST OF ACQUISITION</b> ※	<b>¥311,849,125</b>
------------------------------	---------------------

※ Banks may charge transfer fees separately.

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