

## COST OF ACQUISITION (Provisional)

Issue Date : 24-Sep-21

| PROPERTY DETAILS | SAKURA 3                                    |
|------------------|---|
| Address          | 163-93-3 Aza-Yamada, Kutchan-cho, Abuta-gun |
| Purchase price   | <b>¥42,000,000</b>                          |

### 1. Expense to the Seller ¥42,097,300

|                                  |             |
|----------------------------------|-------------|
| Purchase price                   | ¥42,000,000 |
| Annual fixed assets tax (1 year) | ¥97,300     |

### 2. Expense to the legal office ¥367,270

|                                |          |
|--------------------------------|----------|
| Solicitor/translation fees     | ¥165,000 |
| Title registration license tax | ¥193,830 |
| Postal charge                  | ¥8,000   |
| Bank charge for Solicitor      | ¥440     |

### 3. Expense to Niseko Property ¥1,774,000

|   |            |
|---|------------|
| Niseko Property commission  | ¥1,452,000 |
| (purchase price × 3% + ¥60000) + 10% tax                                |            |
| Contract stamp duty   | ¥10,000    |
| Acquisition tax (estimation)  | ¥312,000   |
| (will be payable on your property within 6-12 months of title transfer) |            |

**Total ¥44,238,570**

|   |
|---|
| <b>COST OF ACQUISITION<sup>※</sup> <span style="float: right;">¥44,238,570</span></b> |
|---|

※ Banks may charge transfer fees separately.

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