

COST OF ACQUISITION (Provisional)

Issue Date : 2-Sep-22

PROPERTY DETAILS	Serenity
Address	188-10 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥430,000,000

1. Expense to the Seller ¥430,218,600

Purchase price	¥430,000,000
Annual fixed assets tax (1 year)	¥218,600

2. Expense to the legal office ¥3,336,870

Solicitor/translation fees	¥550,000
Title registration license tax	¥2,778,430
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥17,290,600

Niseko Property commission	¥14,256,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥2,974,600
(will be payable on your property within 6-12 months of title transfer)	

Total ¥450,846,070

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※ Banks may charge transfer fees separately.

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