

COST OF ACQUISITION (Provisional)

Issue Date : 8-Jan-21

PROPERTY DETAILS	St. Moritz 120 Tsubo Land
Address	59-42, -43, -152, Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥48,000,000

1. Expense to the Seller ¥48,005,800

Purchase price	¥48,000,000
Annual fixed assets tax (1 year)	¥5,800

2. Expense to the legal office ¥141,585

Solicitor/translation fees	¥110,000
Title registration license tax	¥23,145
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥1,680,700

Niseko Property commission	¥1,650,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥20,700
(will be payable on your property within 6-12 months of title transfer)	

Total ¥49,828,085

<b style="font-size: 1.2em;">COST OF ACQUISITION[※] ¥49,828,085

※ Banks may charge transfer fees separately.

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