

COST OF ACQUISITION (Provisional)

Issue Date : 30-Sep-21

PROPERTY DETAILS	Wajima 1
Address	170-35-1 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥160,000,000

1. Expense to the Seller	¥160,070,800
---------------------------------	---------------------

Purchase price	¥160,000,000
Annual fixed assets tax (1 year)	¥70,800

2. Expense to the legal office	¥884,862
---------------------------------------	-----------------

Solicitor/translation fees	¥330,000
Title registration license tax	¥546,430
Postal charge	¥8,000
Bank charge for Solicitor	¥432

3. Expense to Niseko Property	¥6,022,300
--------------------------------------	-------------------

Niseko Property commission	¥5,346,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥616,300
(will be payable on your property within 6-12 months of title transfer)	

Total	¥166,977,962
--------------	---------------------

COST OF ACQUISITION ※	¥166,977,962
------------------------------	---------------------

※ Banks may charge transfer fees separately.

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