

## COST OF ACQUISITION (Provisional)

Issue Date : 8-Dec-21

PROPERTY DETAILS	Yasuragi Two West
Address	155-159-4, Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	<b>¥94,000,000</b>

<b>1. Expense to the Seller</b>	<b>¥94,272,000</b>
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Purchase price	¥94,000,000
Annual fixed assets tax (1 year)	¥272,000

<b>2. Expense to the legal office</b>	<b>¥685,270</b>
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Solicitor/translation fees	¥220,000
Title registration license tax	¥456,830
Postal charge	¥8,000
Bank charge for Solicitor	¥440

<b>3. Expense to Niseko Property</b>	<b>¥4,018,100</b>
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Niseko Property commission	¥3,168,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥820,100
(will be payable on your property within 6-12 months of title transfer)	

<b>Total</b>	<b>¥98,975,370</b>
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※ Banks may charge transfer fees separately.

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