

COST OF ACQUISITION (Provisional)

Issue Date : 23-May-24

PROPERTY DETAILS	Yotei View Hirafu Rt 5 Land
Address	214-3, Aza-Hirafu, Kutchan-cho, Abuta-gun
Purchase price	¥60,000,000

1. Expense to the Seller ¥60,001,900

Purchase price	¥60,000,000
Annual fixed assets tax (1 year)	¥1,900

2. Expense to the legal office ¥237,455

Solicitor/translation fees	¥220,000
Title registration license tax	¥9,015
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥2,084,200

Niseko Property commission	¥2,046,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥8,200
(will be payable on your property within 6-12 months of title transfer)	

Total ¥62,323,555

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※ Banks may charge transfer fees separately.

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