

COST OF ACQUISITION (Provisional)

Issue Date : 10-May-24

PROPERTY DETAILS	Hirafu Outskirts Nature Land
Address	46-135, -221, -222, -242 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥29,140,000

1. Expense to the Seller ¥29,140,000

Purchase price	¥29,140,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥122,700

Solicitor/translation fees	¥110,000
Title registration license tax	¥4,260
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥1,037,620

Niseko Property commission	¥1,027,620
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total ¥30,300,320

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※ Banks may charge transfer fees separately.

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