

COST OF ACQUISITION (Provisional)

Issue Date : 2-Dec-24

PROPERTY DETAILS	Bakery and Apartment Block
Address	2-1, Kita-4 Higashi-2, Kutchan-cho, Abuta-gun
Purchase price	¥53,800,000

1. Expense to the Seller ¥53,938,800

Purchase price	¥53,800,000
Annual fixed assets tax (1 year)	¥138,800

2. Expense to the legal office ¥748,415

Solicitor/translation fees	¥220,000
Title registration license tax	¥520,030
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,512,400

Niseko Property commission	¥1,841,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥641,000
(will be payable on your property within 6-12 months of title transfer)	

Total ¥57,199,615

COST OF ACQUISITION ✳ ¥57,199,615
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** Banks may charge transfer fees separately.*

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