

COST OF ACQUISITION (Provisional)

Issue Date : 31-Oct-24

PROPERTY DETAILS	St Moritz Land 59-120
Address	59-120 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥24,500,000

1. Expense to the Seller ¥24,509,600

Purchase price	¥24,500,000
Annual fixed assets tax (1 year)	¥9,600

2. Expense to the legal office ¥169,000

Solicitor/translation fees	¥110,000
Title registration license tax	¥50,615
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥934,300

Niseko Property commission	¥874,500
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥49,800
(will be payable on your property within 6-12 months of title transfer)	

Total ¥25,612,900

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※ Banks may charge transfer fees separately.

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