

COST OF ACQUISITION (Provisional)

Issue Date : 31-Dec-24

PROPERTY DETAILS	Angel Apartment & House
Address	2-18, -20, -38, -67, Kita-4 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	¥120,000,000

1. Expense to the Seller ¥120,206,300

Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥206,300

2. Expense to the legal office ¥829,505

Solicitor/translation fees	¥220,000
Title registration license tax	¥601,120
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥898,400

Niseko Property commission	¥66,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥772,400
(will be payable on your property within 6-12 months of title transfer)	

Total ¥121,934,205

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※ Banks may charge transfer fees separately.

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