

COST OF ACQUISITION (Provisional)

Issue Date : 4-Feb-25

PROPERTY DETAILS	Kutchan Commercial Rt 5 Land
Address	1-5, 1-6, 4-1, Minami-4 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥106,000,000

1. Expense to the Seller ¥106,185,200

Purchase price	¥106,000,000
Annual fixed assets tax (1 year)	¥185,200

2. Expense to the legal office ¥828,130

Solicitor/translation fees	¥220,000
Title registration license tax	¥599,745
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥4,221,300

Niseko Property commission	¥3,564,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥597,300
(will be payable on your property within 6-12 months of title transfer)	

Total ¥111,234,630

COST OF ACQUISITION [※] ¥111,234,630
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※ Banks may charge transfer fees separately.

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