

COST OF ACQUISITION (Provisional)

Issue Date : 13-Sep-21

PROPERTY DETAILS	Middle Hirafu House
Address	170-200, -261, -313, -314 Aza-Yamada, Kutchan-cho
Purchase price	¥120,000,000

1. Expense to the Seller	¥120,051,300
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Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥51,300

2. Expense to the legal office	¥866,400
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Solicitor/translation fees	¥220,000
Title registration license tax	¥637,960
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property	¥4,755,000
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Niseko Property commission	¥4,026,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥669,000
(will be payable on your property within 6-12 months of title transfer)	

Total	¥125,672,700
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※ Banks may charge transfer fees separately.

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