

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Lower Hirafu 299 Tsubo
Address	155-341, -531, -532, Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	¥299,880,000

1. Expense to the Seller ¥300,357,600

Purchase price	¥299,880,000
Annual fixed assets tax (1 year)	¥477,600

2. Expense to the legal office ¥2,320,085

Solicitor/translation fees	¥440,000
Title registration license tax	¥1,871,645
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥11,891,240

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥9,962,040
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥1,869,200

Total ¥314,568,925

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※ **Banks may charge transfer fees separately.**

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