

COST OF ACQUISITION (Provisional)

Issue Date : 13-May-23

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 ¥300,183,100

Purchase price	¥299,880,000
Annual fixed assets tax (1 year)	¥303,100

2. Expense to the legal office ¥1,668,785

Solicitor/translation fees	¥440,000
Title registration license tax	¥1,220,345
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥11,239,940

Niseko Property commission	¥9,962,040
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥1,217,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥313,091,825

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

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