

COST OF ACQUISITION (Provisional)

Issue Date : 28-May-24

PROPERTY DETAILS	Pension Alice
Address	58-3, -6, -11, -17, -45, Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥430,000,000

1. Expense to the Seller ¥430,363,900

Purchase price	¥430,000,000
Annual fixed assets tax (1 year)	¥363,900

2. Expense to the legal office ¥2,622,660

Solicitor/translation fees	¥550,000
Title registration license tax	¥2,064,220
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥16,656,700

Niseko Property commission	¥14,256,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥2,340,700
(will be payable on your property within 6-12 months of title transfer)	

Total ¥449,643,260

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

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