

COST OF ACQUISITION (Provisional)

Issue Date : 10-May-24

PROPERTY DETAILS	Rt5 Central Land
Address	1-5, 1-6, Minami-8 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥250,000,000

1. Expense to the Seller	¥250,234,600
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Purchase price	¥250,000,000
Annual fixed assets tax (1 year)	¥234,600

2. Expense to the legal office	¥1,606,600
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Solicitor/translation fees	¥385,000
Title registration license tax	¥1,213,160
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property	¥9,654,300
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Niseko Property commission	¥8,316,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥1,278,300
(will be payable on your property within 6-12 months of title transfer)	

Total	¥261,495,500
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※ Banks may charge transfer fees separately.

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