

COST OF ACQUISITION (Provisional)

Issue Date : 14-Jun-24

PROPERTY DETAILS	80 Tsubo Land
Address	155-237, Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	¥78,000,000

1. Expense to the Seller ¥78,105,100

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥105,100

2. Expense to the legal office ¥732,155

Solicitor/translation fees	¥220,000
Title registration license tax	¥503,715
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥3,172,900

Niseko Property commission	¥2,640,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥502,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥82,010,155

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※ Banks may charge transfer fees separately.

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