

# COST OF ACQUISITION (Provisional)

Issue Date : 6-Jun-25

PROPERTY DETAILS	Outer Hirafu 351 Sqm Land
Address	475-14, -19, Aza-Hirafu, Kutchan-cho, Abuta-gun
Purchase price	¥25,000,000

**1.Expense to the Seller** ¥25,000,000

Purchase price	¥25,000,000
Annual fixed assets tax (1 year)	¥0

**2.Expense to the legal office** ¥121,015

Solicitor/translation fees	¥110,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

**3.Expense to Niseko Property** ¥901,000

Niseko Property commission	¥891,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

**Total** ¥26,022,015

**COST OF ACQUISITION**※ ¥26,022,015

※ Banks may charge transfer fees separately.

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