

COST OF ACQUISITION (Provisional)

Issue Date : 13-May-26

PROPERTY DETAILS	Lower Hirafu 50 Tsubo Plot B
Address	155-93 Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	¥39,880,000

1. Expense to the Seller ¥39,967,000

Purchase price	¥39,880,000
Annual fixed assets tax (1 year)	¥87,000

2. Expense to the legal office ¥518,700

Solicitor/translation fees	¥220,000
Title registration license tax	¥290,315
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,681,540

Niseko Property commission	¥1,382,040
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥289,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥42,167,240

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※ Banks may charge transfer fees separately.

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