

## COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	446 Tsubo + House
Address	106-13 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	<b>¥128,000,000</b>

### 1. Expense to the Seller ¥128,140,000

Purchase price	¥128,000,000
Annual fixed assets tax (1 year)	¥140,000

### 2. Expense to the legal office ¥671,270

Solicitor/translation fees	¥220,000
Title registration license tax	¥442,830
Postal charge	¥8,000
Bank charge for Solicitor	¥440

### 3. Expense to Niseko Property ¥4,776,556

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥4,235,556
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥481,000

**Total ¥133,587,826**

**COST OF ACQUISITION※ ¥133,587,826**

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

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