

## COST OF ACQUISITION (Provisional)

Issue Date : 10-Jul-25

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

### 1. Expense to the Seller ¥78,128,500

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥128,500

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

**Total ¥82,033,555**

**COST OF ACQUISITION※ ¥82,033,555**

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

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