

## COST OF ACQUISITION (Provisional)

Issue Date : 9-Jan-26

PROPERTY DETAILS		OCTAGON
Address	155-59, -60, Niseko-Hirafu 2jo-2chome, Kutchan-cho, Abuta-gun	
Purchase price		<b>¥85,000,000</b>

### 1. Expense to the Seller ¥85,043,800

Purchase price	¥85,000,000
Annual fixed assets tax (1 year)	¥43,800

### 2. Expense to the legal office ¥804,115

Solicitor/translation fees	¥165,000
Title registration license tax	¥630,730
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥3,533,900

Niseko Property commission	¥2,871,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥632,900

(will be payable on your property within 6-12 months of title transfer)

### Total ¥89,381,815

<b>COST OF ACQUISITION*</b>	<b>¥89,381,815</b>
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\* *Banks may charge transfer fees separately.*

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