

## COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Hilltop Yotei View Site
Address	114-22, 134-13, -14, Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	<b>¥58,000,000</b>

### 1. Expense to the Seller ¥58,052,000

Purchase price	¥58,000,000
Annual fixed assets tax (1 year)	¥52,000

### 2. Expense to the legal office ¥453,930

Solicitor/translation fees	¥220,000
Title registration license tax	¥225,545
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥2,233,100

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,980,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥223,100

### Total ¥60,739,030

<b>COST OF ACQUISITION</b> ※ <span style="float: right;"><b>¥60,739,030</b></span>
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※ Banks may charge transfer fees separately.

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