

## COST OF ACQUISITION (Provisional)

Issue Date : 15-Jul-25

PROPERTY DETAILS	Shinsetsu 6
Address	170-33-6, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥49,500,000</b>

### 1. Expense to the Seller ¥49,544,700

Purchase price	¥49,500,000
Annual fixed assets tax (1 year)	¥44,700

### 2. Expense to the legal office ¥413,000

Solicitor/translation fees	¥165,000
Title registration license tax	¥239,615
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,999,400

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,699,500
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥289,900

**Total ¥51,957,100**

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<sup>※</sup> Banks may charge transfer fees separately.

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