

# COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	The Vale Niseko 505
Address	166-9-505, Niseko Hirafu 1-jo 4-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥300,000,000</b>

**1.Expense to the Seller** **¥300,400,000**

Purchase price	¥300,000,000
Annual fixed assets tax (1 year)	¥400,000

**2.Expense to the legal office** **¥1,170,915**

Solicitor/translation fees	¥495,000
Title registration license tax	¥667,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

**3.Expense to Niseko Property** **¥11,180,500**

Niseko Property commission	¥9,966,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥1,154,500
(will be payable on your property within 6-12 months of title transfer)	

**Total** **¥312,751,415**

**COST OF ACQUISITION**※ **¥312,751,415**

※ Banks may charge transfer fees separately.

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