

## COST OF ACQUISITION (Provisional)

Issue Date : 4-Jun-25

PROPERTY DETAILS	Rt5 8-bedrooms Residence
Address	15-3, Minami-6 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	<b>¥64,800,000</b>

### 1. Expense to the Seller ¥64,849,900

Purchase price	¥64,800,000
Annual fixed assets tax (1 year)	¥49,900

### 2. Expense to the legal office ¥351,615

Solicitor/translation fees	¥165,000
Title registration license tax	¥178,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥2,452,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,204,400
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥218,400

### Total ¥67,654,315

<b>COST OF ACQUISITION</b> ※ <span style="float: right;"><b>¥67,654,315</b></span>
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※ **Banks may charge transfer fees separately.**

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