

## COST OF ACQUISITION (Provisional)

Issue Date : 27-Jan-26

PROPERTY DETAILS	Kutchan Luxury Residence
Address	11-49,11-52, Minami-4 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	<b>¥138,000,000</b>

### 1. Expense to the Seller ¥138,264,000

Purchase price	¥138,000,000
Annual fixed assets tax (1 year)	¥264,000

### 2. Expense to the legal office ¥753,330

Solicitor/translation fees	¥275,000
Title registration license tax	¥469,945
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥5,273,200

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥4,620,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥593,200

**Total ¥144,290,530**

**COST OF ACQUISITION※ ¥144,290,530**

※ **Banks may charge transfer fees separately.**

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