

## COST OF ACQUISITION (Provisional)

Issue Date : 7-Oct-25

PROPERTY DETAILS	Konbu Private Garden House
Address	156-19, -20, -33, -52, -46, Konbu-machi, Rankoshi-cho, Isoya-gun
Purchase price	<b>¥23,000,000</b>

### 1. Expense to the Seller ¥23,035,600

Purchase price	¥23,000,000
Annual fixed assets tax (1 year)	¥35,600

### 2. Expense to the legal office ¥198,975

Solicitor/translation fees	¥110,000
Title registration license tax	¥80,590
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥928,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥825,000
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥93,800

**Total ¥24,163,375**

**COST OF ACQUISITION※ ¥24,163,375**

※ Banks may charge transfer fees separately.

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