

## COST OF ACQUISITION (Provisional)

Issue Date : 17-Jun-25

PROPERTY DETAILS	N7 5BDR Residence & Garage
Address	1-38, Kita-7 Nishi-4, Kutchan-cho, Abuta-gun
Purchase price	<b>¥46,000,000</b>

### 1. Expense to the Seller ¥46,048,300

Purchase price	¥46,000,000
Annual fixed assets tax (1 year)	¥48,300

### 2. Expense to the legal office ¥235,915

Solicitor/translation fees	¥110,000
Title registration license tax	¥117,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,731,100

Niseko Property commission	¥1,584,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥137,100
(will be payable on your property within 6-12 months of title transfer)	

### Total ¥48,015,315

<b>COST OF ACQUISITION</b> ※	<b>¥48,015,315</b>
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※ **Banks may charge transfer fees separately.**

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