

## COST OF ACQUISITION (Provisional)

Issue Date : 29-Sep-25

PROPERTY DETAILS	ST Gallery Niseko
Address	74-14, -20, -21, -31, Niseko-Hirafu 5jo-2chome, Kutchan-cho
Purchase price	<b>¥300,000,000</b>

### 1. Expense to the Seller ¥300,362,500

Purchase price	¥300,000,000
Annual fixed assets tax (1 year)	¥362,500

### 2. Expense to the legal office ¥2,255,845

Solicitor/translation fees	¥440,000
Title registration license tax	¥1,807,460
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥12,157,900

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥9,966,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥2,131,900

**Total ¥314,776,245**

**COST OF ACQUISITION※ ¥314,776,245**

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

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