

## COST OF ACQUISITION (Provisional)

Issue Date : 29-Jan-26

PROPERTY DETAILS		Ki Niseko 312
Address	183-43-312, Niseko Hirafu 1-jo 3-chome, Kutcahn-cho, Abuta-gun	
Purchase price		<b>¥78,000,000</b>

### 1. Expense to the Seller ¥78,106,500

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥106,500

### 2. Expense to the legal office ¥441,015

Solicitor/translation fees	¥220,000
Title registration license tax	¥212,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥2,984,800

Niseko Property commission	¥2,640,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥314,800

(will be payable on your property within 6-12 months of title transfer)

### Total ¥81,532,315

<b>COST OF ACQUISITION*</b>	<b>¥81,532,315</b>
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\* *Banks may charge transfer fees separately.*

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