

## COST OF ACQUISITION (Provisional)

Issue Date : 30-Jan-26

PROPERTY DETAILS		Hirafu Entry Residential Block
Address		74-15 Niseko-Hirafu 5jo-2chome, Kutchan-cho, Abuta-gun
Purchase price		<b>¥49,000,000</b>

### 1. Expense to the Seller ¥49,034,900

Purchase price	¥49,000,000
Annual fixed assets tax (1 year)	¥34,900

### 2. Expense to the legal office ¥510,700

Solicitor/translation fees	¥110,000
Title registration license tax	¥392,315
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥2,084,500

Niseko Property commission	¥1,683,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥391,500

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

### Total ¥51,630,100

**COST OF ACQUISITION\*** **¥51,630,100**

\* *Banks may charge transfer fees separately.*

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