

## COST OF ACQUISITION (Provisional)

Issue Date : 3-Jul-26

PROPERTY DETAILS	Lower Hirafu 50 Tsubo Plot B
Address	155-93 Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥35,000,000</b>

### 1. Expense to the Seller ¥35,087,000

Purchase price	¥35,000,000
Annual fixed assets tax (1 year)	¥87,000

### 2. Expense to the legal office ¥518,700

Solicitor/translation fees	¥220,000
Title registration license tax	¥290,315
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,520,500

Niseko Property commission	¥1,221,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥289,500
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥37,126,200**

<b>COST OF ACQUISITION<sup>※</sup> <span style="float: right;">¥37,126,200</span></b>
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*※ Banks may charge transfer fees separately.*

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