

## COST OF ACQUISITION (Provisional)

Issue Date : 8-Jul-26

PROPERTY DETAILS	Mimizuku
Address	155-334, -438, Niseko-Hirafu 2jo-1chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥76,000,000</b>

### 1. Expense to the Seller ¥76,179,100

Purchase price	¥76,000,000
Annual fixed assets tax (1 year)	¥179,100

### 2. Expense to the legal office ¥848,630

Solicitor/translation fees	¥275,000
Title registration license tax	¥565,245
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥3,178,200

Niseko Property commission	¥2,574,000
<small>(purchase price × 3% + ¥60000) + 10% tax</small>	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥574,200
<small>(will be payable on your property within 6-12 months of title transfer)</small>	

**Total ¥80,205,930**

<b>COST OF ACQUISITION<sup>※</sup></b>	<b>¥80,205,930</b>
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*※ Banks may charge transfer fees separately.*

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