

## COST OF ACQUISITION (Provisional)

Issue Date : 7-Jul-26

PROPERTY DETAILS	Rt5 Corner Land
Address	1-18 Minami-10 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	<b>¥47,800,000</b>

### 1. Expense to the Seller ¥47,905,000

Purchase price	¥47,800,000
Annual fixed assets tax (1 year)	¥105,000

### 2. Expense to the legal office ¥393,600

Solicitor/translation fees	¥165,000
Title registration license tax	¥220,215
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,872,800

Niseko Property commission	¥1,643,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥219,400
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥50,171,400**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥50,171,400</b></span>
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※ Banks may charge transfer fees separately.

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