

## COST OF ACQUISITION (Provisional)

Issue Date : 22-Aug-24

PROPERTY DETAILS	Powder Tracks 11
Address	191-55-11, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥46,000,000</b>

### 1. Expense to the Seller ¥46,069,300

Purchase price	¥46,000,000
Annual fixed assets tax (1 year)	¥69,300

### 2. Expense to the legal office ¥395,115

Solicitor/translation fees	¥165,000
Title registration license tax	¥221,730
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,905,000

Niseko Property commission	¥1,584,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥311,000
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥48,369,415**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥48,369,415</b></span>
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*※ Banks may charge transfer fees separately.*

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