

## COST OF ACQUISITION (Provisional)

Issue Date : 5-Jun-24

PROPERTY DETAILS	Kutchan Downtown Commercial Block
Address	4-1, 5-1, 6-2, 8-3, Kita-4 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	<b>¥80,000,000</b>

### 1. Expense to the Seller ¥80,093,900

Purchase price	¥80,000,000
Annual fixed assets tax (1 year)	¥93,900

### 2. Expense to the legal office ¥482,300

Solicitor/translation fees	¥220,000
Title registration license tax	¥253,860
Postal charge	¥8,000
Bank charge for Solicitor	¥440

### 3. Expense to Niseko Property ¥2,986,600

Niseko Property commission	¥2,706,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥250,600
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥83,562,800**

<b>COST OF ACQUISITION<sup>※</sup> <span style="float: right;">¥83,562,800</span></b>
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※ Banks may charge transfer fees separately.

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