

## COST OF ACQUISITION (Provisional)

Issue Date : 22-Aug-24

PROPERTY DETAILS	Alpen Ridge 204
Address	193-7-204, Niseko Hirafu 1-jo 4-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥161,500,000</b>

### 1. Expense to the Seller ¥161,761,200

Purchase price	¥161,500,000
Annual fixed assets tax (1 year)	¥261,200

### 2. Expense to the legal office ¥779,515

Solicitor/translation fees	¥330,000
Title registration license tax	¥441,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥6,224,300

Niseko Property commission	¥5,395,500
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥768,800
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥168,765,015**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥168,765,015</b></span>
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\* ***Banks may charge transfer fees separately.***

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