

## COST OF ACQUISITION (Provisional)

Issue Date : 4-Feb-25

PROPERTY DETAILS	Rare Kutchan Davelopment Block
Address	11-72, -73, -75, Minami-4 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	<b>¥120,000,000</b>

### 1. Expense to the Seller ¥120,261,600

Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥261,600

### 2. Expense to the legal office ¥914,430

Solicitor/translation fees	¥275,000
Title registration license tax	¥631,045
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥4,714,700

Niseko Property commission	¥4,026,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥628,700
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥125,890,730**

<b>COST OF ACQUISITION</b> ✳ <span style="float: right; font-size: 1.2em;"><b>¥125,890,730</b></span>
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*✳ Banks may charge transfer fees separately.*

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