

COST OF ACQUISITION (Provisional)

Issue Date : 15-Apr-26

PROPERTY DETAILS	Rusutsu Development Land
Address	67-16, -23, -25, Aza-Izumikawa, Rusutsu-mura, Abuta-gun
Purchase price	¥148,800,000

1. Expense to the Seller ¥148,846,900

Purchase price	¥148,800,000
Annual fixed assets tax (1 year)	¥46,900

2. Expense to the legal office ¥446,730

Solicitor/translation fees	¥352,000
Title registration license tax	¥86,345
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,120,300

Niseko Property commission	¥4,976,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥83,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥154,413,930

COST OF ACQUISITION [※] ¥154,413,930
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※ Banks may charge transfer fees separately.

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