

COST OF ACQUISITION (Provisional)

Issue Date : 19-Feb-26

PROPERTY DETAILS	Central Niseko Residential Land
Address	204-3, Aza-Hondouri, Niseko-cho, Abuta-gun
Purchase price	¥15,000,000

1. Expense to the Seller ¥15,009,400

Purchase price	¥15,000,000
Annual fixed assets tax (1 year)	¥9,400

2. Expense to the legal office ¥169,055

Solicitor/translation fees	¥110,000
Title registration license tax	¥50,615
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥620,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥561,000
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥49,800

Total ¥15,799,255

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※ **Banks may charge transfer fees separately.**

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