

COST OF ACQUISITION (Provisional)

Issue Date : 9-Sep-25

PROPERTY DETAILS	OCTAGON
Address	155-59, -60, Niseko-Hirafu 2jo-2chome, Kutchan-cho, Abuta-gun
Purchase price	¥85,000,000

1. Expense to the Seller ¥85,037,500

Purchase price	¥85,000,000
Annual fixed assets tax (1 year)	¥37,500

2. Expense to the legal office ¥804,115

Solicitor/translation fees	¥165,000
Title registration license tax	¥630,730
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,533,900

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,871,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥632,900

Total ¥89,375,515

COST OF ACQUISITION※ ¥89,375,515

※ Banks may charge transfer fees separately.

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