

COST OF ACQUISITION (Provisional)

Issue Date : 9-Jan-26

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 ¥85,043,800

Purchase price	¥85,000,000
Annual fixed assets tax (1 year)	¥43,800

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 ¥89,381,815

COST OF ACQUISITION ※ ¥89,381,815
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※ **Banks may charge transfer fees separately.**

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