

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Kuma Cottage
Address	155-33, -35, Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	¥120,000,000

1.Expense to the Seller¥120,216,300

Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥216,300

2.Expense to the legal office¥1,029,030

Solicitor/translation fees	¥275,000
Title registration license tax	¥745,645
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property¥4,856,100

Niseko Property commission	¥4,026,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥770,100
(will be payable on your property within 6-12 months of title transfer)	

Total¥126,101,430

COST OF ACQUISITION※¥126,101,430

※ Banks may charge transfer fees separately.

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