

COST OF ACQUISITION (Provisional)

Issue Date : 29-Sep-25

PROPERTY DETAILS	Epic Soga Forest Land
Address	451-10, -11, -12, -13, (449-3), Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥120,000,000

1.Expense to the Seller **¥120,000,000**

Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥0

2.Expense to the legal office **¥288,460**

Solicitor/translation fees	¥275,000
Title registration license tax	¥5,075
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property **¥4,086,000**

Niseko Property commission	¥4,026,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total **¥124,374,460**

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

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