

COST OF ACQUISITION (Provisional)

Issue Date : 21-Aug-25

PROPERTY DETAILS	Prestigious Moiwa Onsen Land
Address	402-4 Aza-Niseko, Niseko-cho, Abuta-gun
Purchase price	¥45,000,000

1. Expense to the Seller ¥45,032,400

Purchase price	¥45,000,000
Annual fixed assets tax (1 year)	¥32,400

2. Expense to the legal office ¥232,100

Solicitor/translation fees	¥165,000
Title registration license tax	¥58,715
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,618,900

Niseko Property commission	¥1,551,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥57,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥46,883,400

COST OF ACQUISITION ※	¥46,883,400
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※ Banks may charge transfer fees separately.

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