

COST OF ACQUISITION (Provisional)

Issue Date : 23-Jun-26

PROPERTY DETAILS	Miharashi 1
Address	191-46-1, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	¥68,500,000

1. Expense to the Seller ¥68,606,700

Purchase price	¥68,500,000
Annual fixed assets tax (1 year)	¥106,700

2. Expense to the legal office ¥704,800

Solicitor/translation fees	¥275,000
Title registration license tax	¥421,415
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,904,900

Niseko Property commission	¥2,326,500
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥548,400
(will be payable on your property within 6-12 months of title transfer)	

Total ¥72,216,400

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※ Banks may charge transfer fees separately.

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