

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Kabayama 387 Sqm Corner
Address	144-67 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥47,200,000

1.Expense to the Seller **¥47,258,300**

Purchase price	¥47,200,000
Annual fixed assets tax (1 year)	¥58,300

2.Expense to the legal office **¥363,000**

Solicitor/translation fees	¥110,000
Title registration license tax	¥244,615
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property **¥1,877,400**

Niseko Property commission	¥1,623,600
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥243,800
(will be payable on your property within 6-12 months of title transfer)	

Total **¥49,498,700**

COST OF ACQUISITION※ **¥49,498,700**

※ Banks may charge transfer fees separately.

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