

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Konbu Private Garden House
Address	156-19, -20, -33, -52, -46, Konbu-machi, Rankoshi-cho, Isoya-gun
Purchase price	¥27,500,000

1. Expense to the Seller ¥27,535,600

Purchase price	¥27,500,000
Annual fixed assets tax (1 year)	¥35,600

2. Expense to the legal office ¥198,975

Solicitor/translation fees	¥110,000
Title registration license tax	¥80,590
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,077,300

Niseko Property commission	¥973,500
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥93,800
(will be payable on your property within 6-12 months of title transfer)	

Total ¥28,811,875

COST OF ACQUISITION ※	¥28,811,875
------------------------------	--------------------

※ Banks may charge transfer fees separately.

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