

COST OF ACQUISITION (Provisional)

Issue Date : 27-Mar-26

PROPERTY DETAILS	Makkari Panoramic Yotei Views Land
Address	124-48, 135-5, 141-1, 159-1, Aza-Izumi, Makkari-mura, Abuta-gun
Purchase price	¥22,000,000

1. Expense to the Seller ¥22,001,300

Purchase price	¥22,000,000
Annual fixed assets tax (1 year)	¥1,300

2. Expense to the legal office ¥123,145

Solicitor/translation fees	¥110,000
Title registration license tax	¥4,760
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥803,500

Niseko Property commission	¥792,000
<small>(purchase price × 3% + ¥60000) + 10% tax</small>	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥1,500
<small>(will be payable on your property within 6-12 months of title transfer)</small>	

Total ¥22,927,945

<b style="font-size: 1.2em;">COST OF ACQUISITION [※] ¥22,927,945

※ Banks may charge transfer fees separately.

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