

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Makkari Panoramic Yotei Views Land
Address	124-48, 135-5, 141-1, 159-1, Aza-Izumi, Makkari-mura, Abuta-gun
Purchase price	¥29,000,000

1.Expense to the Seller ¥29,001,300

Purchase price	¥29,000,000
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 ¥1,034,500

Niseko Property commission	¥1,023,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥1,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥30,158,945

COST OF ACQUISITION※ ¥30,158,945

※ Banks may charge transfer fees separately.

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