

COST OF ACQUISITION (Provisional)

Issue Date : 9-Dec-25

PROPERTY DETAILS	N7 5BDR Residence & Garage
Address	1-38, Kita-7 Nishi-4, Kutchan-cho, Abuta-gun
Purchase price	¥39,800,000

1. Expense to the Seller ¥39,848,300

Purchase price	¥39,800,000
Annual fixed assets tax (1 year)	¥48,300

2. Expense to the legal office ¥235,915

Solicitor/translation fees	¥110,000
Title registration license tax	¥117,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,526,500

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,379,400
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥137,100

Total ¥41,610,715

COST OF ACQUISITION※ ¥41,610,715

※ Banks may charge transfer fees separately.

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