

COST OF ACQUISITION (Provisional)

Issue Date : 3-Mar-26

PROPERTY DETAILS	Soga Triple Units House
Address	480-75, -76 Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥78,000,000

1. Expense to the Seller ¥78,049,100

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥49,100

2. Expense to the legal office ¥321,330

Solicitor/translation fees	¥165,000
Title registration license tax	¥147,945
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,883,100

Niseko Property commission	¥2,640,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥213,100
(will be payable on your property within 6-12 months of title transfer)	

Total ¥81,253,530

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※ Banks may charge transfer fees separately.

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