

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	4 Unit Apartment Complex
Address	11-18, Kita-3 Higashi-7, Kutchan-cho, Abuta-gun
Purchase price	¥75,000,000

1.Expense to the Seller **¥75,045,100**

Purchase price	¥75,000,000
Annual fixed assets tax (1 year)	¥45,100

2.Expense to the legal office **¥374,715**

Solicitor/translation fees	¥220,000
Title registration license tax	¥146,330
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property **¥2,750,100**

Niseko Property commission	¥2,541,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥179,100
(will be payable on your property within 6-12 months of title transfer)	

Total **¥78,169,915**

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※ Banks may charge transfer fees separately.

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