

COST OF ACQUISITION (Provisional)

Issue Date : 24-Jul-25

PROPERTY DETAILS	Hokuyou Contemporary Home
Address	2-24, Kita-6 Nishi-3, Kutchan-cho, Abuta-gun
Purchase price	¥78,000,000

1. Expense to the Seller ¥78,150,900

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥150,900

2. Expense to the legal office ¥440,515

Solicitor/translation fees	¥165,000
Title registration license tax	¥267,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,012,800

Niseko Property commission	¥2,640,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥342,800
(will be payable on your property within 6-12 months of title transfer)	

Total ¥81,604,215

COST OF ACQUISITION ※	¥81,604,215
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※ **Banks may charge transfer fees separately.**

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