

COST OF ACQUISITION (Provisional)

Issue Date : 24-Jul-25

PROPERTY DETAILS	Kotohira House
Address	20-102, -119 Aza-Kotohira, Kutchan-cho, Abuta-gun
Purchase price	¥28,900,000

1.Expense to the Seller ¥28,942,300

Purchase price	¥28,900,000
Annual fixed assets tax (1 year)	¥42,300

2.Expense to the legal office ¥239,430

Solicitor/translation fees	¥110,000
Title registration license tax	¥121,045
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥1,163,900

Niseko Property commission	¥1,019,700
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥134,200
(will be payable on your property within 6-12 months of title transfer)	

Total ¥30,345,630

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※ Banks may charge transfer fees separately.

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