

COST OF ACQUISITION (Provisional)

Issue Date : 21-Aug-25

PROPERTY DETAILS	Soga Dream Land 2
Address	852-31 Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥26,900,000

1. Expense to the Seller ¥26,900,000

Purchase price	¥26,900,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥175,200

Solicitor/translation fees	¥165,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥963,700

Niseko Property commission	¥953,700
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total ¥28,038,900

COST OF ACQUISITION※	¥28,038,900
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※ Banks may charge transfer fees separately.

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