

COST OF ACQUISITION (Provisional)

Issue Date : 28-Jul-25

PROPERTY DETAILS	Yotei View Hanazono Land
Address	305-39 Aza-Asahi, Kutchan-cho, Abuta-gun
Purchase price	¥138,000,000

1.Expense to the Seller ¥138,099,100

Purchase price	¥138,000,000
Annual fixed assets tax (1 year)	¥99,100

2.Expense to the legal office ¥526,100

Solicitor/translation fees	¥275,000
Title registration license tax	¥242,715
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥4,921,900

Niseko Property commission	¥4,620,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥241,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥143,547,100

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※ Banks may charge transfer fees separately.

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