

## COST OF ACQUISITION (Provisional)

Issue Date : 30-Jan-26

PROPERTY DETAILS		Beautiful Kondo Forest Land
Address	741-196 Aza-Kondo, Niseko-cho, Abuta-gun	
Purchase price	<b>¥15,800,000</b>	

### 1. Expense to the Seller ¥15,800,000

Purchase price	¥15,800,000
Annual fixed assets tax (1 year)	¥0

### 2. Expense to the legal office ¥120,200

Solicitor/translation fees	¥110,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥597,400

Niseko Property commission	¥587,400
(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 ¥16,517,600**

**COST OF ACQUISITION\*** **¥16,517,600**

\* *Banks may charge transfer fees separately.*

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