

COST OF ACQUISITION (Provisional)

Issue Date : 11-Nov-25

PROPERTY DETAILS	E3 Modern Residence
Address	2-53, -54, Kita-6 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	¥59,000,000

1. Expense to the Seller ¥59,127,900

Purchase price	¥59,000,000
Annual fixed assets tax (1 year)	¥127,900

2. Expense to the legal office ¥437,030

Solicitor/translation fees	¥165,000
Title registration license tax	¥263,645
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,364,500

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,013,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥321,500

Total ¥61,929,430

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※ Banks may charge transfer fees separately.

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