

COST OF ACQUISITION (Provisional)

Issue Date : 29-Sep-25

PROPERTY DETAILS	E3 Modern Residence
Address	2-53, -54, Kita-6 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	¥65,000,000

1.Expense to the Seller **¥65,127,900**

Purchase price	¥65,000,000
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 **¥2,562,500**

Niseko Property commission	¥2,211,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥321,500
(will be payable on your property within 6-12 months of title transfer)	

Total **¥68,127,430**

COST OF ACQUISITION※ **¥68,127,430**

※ Banks may charge transfer fees separately.

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