

COST OF ACQUISITION (Provisional)

Issue Date : 2-Oct-25

PROPERTY DETAILS	Tomikawa Dream View Land
Address	288-9 Aza-Tomikawa, Niseko-cho, Abuta-gun
Purchase price	¥38,800,000

1. Expense to the Seller ¥38,800,000

Purchase price	¥38,800,000
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 ¥1,356,400

Niseko Property commission	¥1,346,400
(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 ¥40,276,600

COST OF ACQUISITION ※	¥40,276,600
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※ Banks may charge transfer fees separately.

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