

COST OF ACQUISITION (Provisional)

Issue Date : 4-Nov-25

PROPERTY DETAILS	Higashi-1 Kutchan House
Address	4-12 Kita-1 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥19,800,000

1.Expense to the Seller ¥19,833,700

Purchase price	¥19,800,000
Annual fixed assets tax (1 year)	¥33,700

2.Expense to the legal office ¥223,815

Solicitor/translation fees	¥110,000
Title registration license tax	¥105,430
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥847,900

Niseko Property commission	¥719,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥118,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥20,905,415

COST OF ACQUISITION※ ¥20,905,415

※ Banks may charge transfer fees separately.

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