

COST OF ACQUISITION (Provisional)

Issue Date : 16-Dec-25

PROPERTY DETAILS	Izumikyo Log Home
Address	76-92 Niseko-Hirafu 5jo-3chome, Kutchan-cho, Abuta-gun
Purchase price	¥135,000,000

1. Expense to the Seller ¥135,156,900

Purchase price	¥135,000,000
Annual fixed assets tax (1 year)	¥156,900

2. Expense to the legal office ¥918,615

Solicitor/translation fees	¥220,000
Title registration license tax	¥690,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,359,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥4,521,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥778,000

Total ¥141,434,515

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[※] ***Banks may charge transfer fees separately.***

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