

COST OF ACQUISITION (Provisional)

Issue Date : 10-Feb-26

PROPERTY DETAILS		Izumikyo Log Home
Address	76-92 Niseko-Hirafu 5jo-3chome, Kutchan-cho, Abuta-gun	
Purchase price		¥125,000,000

1. Expense to the Seller ¥125,156,900

Purchase price	¥125,000,000
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 ¥5,029,000

Niseko Property commission	¥4,191,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥778,000

(will be payable on your property within 6-12 months of title transfer)

Total ¥131,104,515

COST OF ACQUISITION* **¥131,104,515**

* *Banks may charge transfer fees separately.*

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