

COST OF ACQUISITION (Provisional)

Issue Date : 7-Nov-25

PROPERTY DETAILS	Izumikyo Log Home
Address	76-92 Niseko-Hirafu 5jo-3chome, Kutchan-cho, Abuta-gun
Purchase price	¥155,000,000

1. Expense to the Seller ¥155,156,900

Purchase price	¥155,000,000
Annual fixed assets tax (1 year)	¥156,900

2. Expense to the legal office ¥973,615

Solicitor/translation fees	¥275,000
Title registration license tax	¥690,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥6,019,000

Niseko Property commission	¥5,181,000
(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 ¥162,149,515

COST OF ACQUISITION [※] ¥162,149,515
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※ Banks may charge transfer fees separately.

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