

COST OF ACQUISITION (Provisional)

Issue Date : 19-Dec-25

PROPERTY DETAILS		Rare Development Opportunity Block
Address		170 Aza-Yunosato, Rankoshi-cho, Isoya-gun
Purchase price		¥138,000,000

1. Expense to the Seller ¥138,000,000

Purchase price	¥138,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥285,200

Solicitor/translation fees	¥275,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥4,680,000

Niseko Property commission	¥4,620,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total ¥142,965,200

COST OF ACQUISITION* **¥142,965,200**

* *Banks may charge transfer fees separately.*

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