

COST OF ACQUISITION (Provisional)

Issue Date : 10-Jan-26

PROPERTY DETAILS	Asanagi
Address	167-68, -69, Niseko-Hirafu 2jo-1chome, Kutchan-cho, Abuta-gun
Purchase price	¥315,000,000

1.Expense to the Seller **¥315,415,200**

Purchase price	¥315,000,000
Annual fixed assets tax (1 year)	¥415,200

2.Expense to the legal office **¥1,462,630**

Solicitor/translation fees	¥495,000
Title registration license tax	¥959,245
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property **¥11,663,700**

Niseko Property commission	¥10,461,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥1,142,700
(will be payable on your property within 6-12 months of title transfer)	

Total **¥328,541,530**

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※ Banks may charge transfer fees separately.

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