

COST OF ACQUISITION (Provisional)

Issue Date : 9-Jan-26

PROPERTY DETAILS		Downtown Kutchan Prime Land
Address	1-2, Kita-4 Nishi-1, Kutchan-cho, Abuta-gun	
Purchase price		¥25,000,000

1. Expense to the Seller ¥25,040,800

Purchase price	¥25,000,000
Annual fixed assets tax (1 year)	¥40,800

2. Expense to the legal office ¥268,800

Solicitor/translation fees	¥165,000
Title registration license tax	¥95,415
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥995,600

Niseko Property commission	¥891,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥94,600

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

Total ¥26,305,200

COST OF ACQUISITION*	¥26,305,200
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* *Banks may charge transfer fees separately.*

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