

COST OF ACQUISITION (Provisional)

Issue Date : 29-Dec-25

PROPERTY DETAILS	Meruhen Duplex
Address	1-10, 4-3, 4-6, 8-1, Kita-3 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	¥88,000,000

1.Expense to the Seller ¥88,090,000

Purchase price	¥88,000,000
Annual fixed assets tax (1 year)	¥90,000

2.Expense to the legal office ¥545,560

Solicitor/translation fees	¥165,000
Title registration license tax	¥372,175
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥3,393,099

Niseko Property commission	¥2,938,299
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥424,800
(will be payable on your property within 6-12 months of title transfer)	

Total ¥92,028,659

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※ Banks may charge transfer fees separately.

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