

COST OF ACQUISITION (Provisional)

Issue Date : 11-Dec-25

PROPERTY DETAILS	Middle Hirafu Prime Land
Address	167-79, -80, Niseko-Hirafu 2jo-1chome, Kutchan-cho, Abuta-gun
Purchase price	¥150,000,000

1. Expense to the Seller ¥150,111,000

Purchase price	¥150,000,000
Annual fixed assets tax (1 year)	¥111,000

2. Expense to the legal office ¥704,615

Solicitor/translation fees	¥275,000
Title registration license tax	¥421,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,495,600

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥5,016,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥419,600

Total ¥156,311,215

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※ Banks may charge transfer fees separately.

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