

COST OF ACQUISITION (Provisional)

Issue Date : 1-Apr-26

PROPERTY DETAILS	Shakkei
Address	758-17 Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥148,000,000

1. Expense to the Seller ¥148,155,100

Purchase price	¥148,000,000
Annual fixed assets tax (1 year)	¥155,100

2. Expense to the legal office ¥529,715

Solicitor/translation fees	¥297,000
Title registration license tax	¥224,330
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,212,600

Niseko Property commission	¥4,712,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥440,200
(will be payable on your property within 6-12 months of title transfer)	

Total ¥153,897,415

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※ Banks may charge transfer fees separately.

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