

## COST OF ACQUISITION (Provisional)

Issue Date : 27-Jan-26

PROPERTY DETAILS		Sapporo Mountain View House
Address	1819-269, Kitanosawa 2-chome, Minami-ku, Sapporo-shi	
Purchase price		<b>¥19,800,000</b>

### 1. Expense to the Seller ¥19,850,200

Purchase price	¥19,800,000
Annual fixed assets tax (1 year)	¥50,200

### 2. Expense to the legal office ¥208,315

Solicitor/translation fees	¥110,000
Title registration license tax	¥89,930
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥840,400

Niseko Property commission	¥719,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥111,000

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

### Total ¥20,898,915

<b>COST OF ACQUISITION*</b>	<b>¥20,898,915</b>
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\* *Banks may charge transfer fees separately.*

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