

COST OF ACQUISITION (Provisional)

Issue Date : 27-Jan-26

PROPERTY DETAILS	Sapporo Mountain View House
Address	1819-269, Kitanozawa 2-chome, Minami-ku, Sapporo-shi
Purchase price	¥19,800,000

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 (purchase price × 3% + ¥60000) + 10% tax	¥719,400
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥111,000

Total ¥20,898,915

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※ Banks may charge transfer fees separately.

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