

COST OF ACQUISITION (Provisional)

Issue Date : 3-Mar-26

PROPERTY DETAILS	Downtown Commercial Land.
Address	14-4, -15 Minami-1 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥39,207,000

1. Expense to the Seller ¥39,281,600

Purchase price	¥39,207,000
Annual fixed assets tax (1 year)	¥74,600

2. Expense to the legal office ¥330,915

Solicitor/translation fees	¥110,000
Title registration license tax	¥212,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,580,731

Niseko Property commission	¥1,359,831
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥210,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥41,193,246

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※ Banks may charge transfer fees separately.

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