

COST OF ACQUISITION (Provisional)

Issue Date : 29-Jan-26

PROPERTY DETAILS	Ki Niseko 312
Address	183-43-312, Niseko Hirafu 1-jo 3-chome, Kutcahn-cho, Abuta-gun
Purchase price	¥78,000,000

1. Expense to the Seller ¥78,106,500

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥106,500

2. Expense to the legal office ¥441,015

Solicitor/translation fees	¥220,000
Title registration license tax	¥212,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,984,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,640,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥314,800

Total ¥81,532,315

COST OF ACQUISITION[※]	¥81,532,315
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[※] **Banks may charge transfer fees separately.**

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