

## COST OF ACQUISITION (Provisional)

Issue Date : 9-Feb-26

PROPERTY DETAILS	Miharashi 5
Address	191-46-5, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥95,000,000</b>

### 1. Expense to the Seller ¥95,174,600

Purchase price	¥95,000,000
Annual fixed assets tax (1 year)	¥174,600

### 2. Expense to the legal office ¥933,930

Solicitor/translation fees	¥220,000
Title registration license tax	¥705,545
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥4,147,600

Niseko Property commission	¥3,201,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥916,600
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥100,256,130**

<b>COST OF ACQUISITION<sup>※</sup> <span style="float: right;">¥100,256,130</span></b>
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※ Banks may charge transfer fees separately.

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