

## COST OF ACQUISITION (Provisional)

Issue Date : 21-Jan-26

PROPERTY DETAILS		Soga 200 Tsubo Land
Address	825-43, (825-2), Aza-Soga, Niseko-cho, Abuta-gun	
Purchase price		<b>¥56,000,000</b>

### 1. Expense to the Seller ¥56,000,000

Purchase price	¥56,000,000
Annual fixed assets tax (1 year)	¥0

### 2. Expense to the legal office ¥231,015

Solicitor/translation fees	¥220,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,944,000

Niseko Property commission	¥1,914,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

### Total ¥58,175,015

<b>COST OF ACQUISITION*</b>	<b>¥58,175,015</b>
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\* *Banks may charge transfer fees separately.*

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