

COST OF ACQUISITION (Provisional)

Issue Date : 29-Jan-26

PROPERTY DETAILS		Yama Shizen East 101
Address	185-6-101, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun	
Purchase price		¥80,000,000

1. Expense to the Seller ¥80,274,100

Purchase price	¥80,000,000
Annual fixed assets tax (1 year)	¥274,100

2. Expense to the legal office ¥719,615

Solicitor/translation fees	¥220,000
Title registration license tax	¥491,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,540,100

Niseko Property commission	¥2,706,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥804,100

(will be payable on your property within 6-12 months of title transfer)

Total ¥84,533,815

COST OF ACQUISITION*	¥84,533,815
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* *Banks may charge transfer fees separately.*

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