

COST OF ACQUISITION (Provisional)

Issue Date : 22-Jan-26

PROPERTY DETAILS		Yuki Ita Moiwa Residence
Address	414-36 Aza-Niseko, Niseko-cho, Abuta-gun	
Purchase price		¥298,000,000

1. Expense to the Seller ¥298,234,000

Purchase price	¥298,000,000
Annual fixed assets tax (1 year)	¥234,000

2. Expense to the legal office ¥809,915

Solicitor/translation fees	¥440,000
Title registration license tax	¥361,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥10,447,000

Niseko Property commission	¥9,900,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥487,000

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

Total ¥309,490,915

COST OF ACQUISITION*	¥309,490,915
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* *Banks may charge transfer fees separately.*

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