

COST OF ACQUISITION (Provisional)

Issue Date : 30-Jan-26

PROPERTY DETAILS	Hirafu Entry Residential Block
Address	74-15 Niseko-Hirafu 5jo-2chome, Kutchan-cho, Abuta-gun
Purchase price	¥49,000,000

1.Expense to the Seller ¥49,034,900

Purchase price	¥49,000,000
Annual fixed assets tax (1 year)	¥34,900

2.Expense to the legal office ¥510,700

Solicitor/translation fees	¥110,000
Title registration license tax	¥392,315
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥2,084,500

Niseko Property commission	¥1,683,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥391,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥51,630,100

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※ Banks may charge transfer fees separately.

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