

COST OF ACQUISITION (Provisional)

Issue Date : 18-Feb-26

PROPERTY DETAILS	Kyogoku 3.5 BR House
Address	145-5 Aza-Kyogoku, Kyogoku-cho, Abuta-gun
Purchase price	¥12,800,000

1.Expense to the Seller ¥12,816,300

Purchase price	¥12,800,000
Annual fixed assets tax (1 year)	¥16,300

2.Expense to the legal office ¥208,515

Solicitor/translation fees	¥165,000
Title registration license tax	¥35,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥542,000

Niseko Property commission	¥488,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥43,600
(will be payable on your property within 6-12 months of title transfer)	

Total ¥13,566,815

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※ Banks may charge transfer fees separately.

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