

COST OF ACQUISITION (Provisional)

Issue Date : 2-Apr-26

PROPERTY DETAILS	Sweet Wasabi Chalet
Address	384-45 Aza-Niseko, Niseko-cho, Abuta-gun
Purchase price	¥85,000,000

1. Expense to the Seller ¥85,046,000

Purchase price	¥85,000,000
Annual fixed assets tax (1 year)	¥46,000

2. Expense to the legal office ¥312,715

Solicitor/translation fees	¥220,000
Title registration license tax	¥84,330
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,012,300

Niseko Property commission	¥2,871,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥111,300
(will be payable on your property within 6-12 months of title transfer)	

Total ¥88,371,015

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* Banks may charge transfer fees separately.

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