

COST OF ACQUISITION (Provisional)

Issue Date : 22-Apr-26

PROPERTY DETAILS	Kabayama 794 Sqm Land
Address	30-105 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥48,000,000

1. Expense to the Seller ¥48,023,300

Purchase price	¥48,000,000
Annual fixed assets tax (1 year)	¥23,300

2. Expense to the legal office ¥312,500

Solicitor/translation fees	¥220,000
Title registration license tax	¥84,115
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,743,300

Niseko Property commission	¥1,650,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥83,300
(will be payable on your property within 6-12 months of title transfer)	

Total ¥50,079,100

COST OF ACQUISITION ✳ ¥50,079,100
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✳ Banks may charge transfer fees separately.

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