

COST OF ACQUISITION (Provisional)

Issue Date : 22-Apr-26

PROPERTY DETAILS	Mimizuku
Address	155-334, -438, Niseko-Hirafu 2jo-1chome, Kutchan-cho, Abuta-gun
Purchase price	¥98,000,000

1. Expense to the Seller ¥98,179,100

Purchase price	¥98,000,000
Annual fixed assets tax (1 year)	¥179,100

2. Expense to the legal office ¥848,630

Solicitor/translation fees	¥275,000
Title registration license tax	¥565,245
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,904,200

Niseko Property commission	¥3,300,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥574,200
(will be payable on your property within 6-12 months of title transfer)	

Total ¥102,931,930

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※ Banks may charge transfer fees separately.

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