

## COST OF ACQUISITION (Provisional)

Issue Date : 18-May-26

PROPERTY DETAILS	North Modern Home
Address	5-13 Kita-6 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	<b>¥119,000,000</b>

### 1. Expense to the Seller ¥119,179,700

Purchase price	¥119,000,000
Annual fixed assets tax (1 year)	¥179,700

### 2. Expense to the legal office ¥581,615

Solicitor/translation fees	¥275,000
Title registration license tax	¥298,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥4,442,800

Niseko Property commission <small>(purchase price × 3% + ¥60000) + 10% tax</small>	¥3,993,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) <small>(will be payable on your property within 6-12 months of title transfer)</small>	¥389,800

**Total ¥124,204,115**

<b style="font-size: 1.2em;">COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.5em; font-weight: bold;">¥124,204,115</span>
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*※ Banks may charge transfer fees separately.*

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