

COST OF ACQUISITION (Provisional)

Issue Date : 21-May-26

PROPERTY DETAILS	Central Kutchan Red Residence
Address	4-12 Kita-1 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥28,800,000

1. Expense to the Seller ¥28,833,700

Purchase price	¥28,800,000
Annual fixed assets tax (1 year)	¥33,700

2. Expense to the legal office ¥355,815

Solicitor/translation fees	¥242,000
Title registration license tax	¥105,430
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,144,900

Niseko Property commission	¥1,016,400
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥118,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥30,334,415

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* Banks may charge transfer fees separately.

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