

COST OF ACQUISITION (Provisional)

Issue Date : 10-Jul-26

PROPERTY DETAILS	Beautiful 3 BR Ruhel Home
Address	34-103 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥64,000,000

1. Expense to the Seller ¥64,069,700

Purchase price	¥64,000,000
Annual fixed assets tax (1 year)	¥69,700

2. Expense to the legal office ¥459,015

Solicitor/translation fees	¥275,000
Title registration license tax	¥175,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,399,600

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,178,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥191,600

Total ¥66,928,315

COST OF ACQUISITION※ ¥66,928,315

※ Banks may charge transfer fees separately.

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