

COST OF ACQUISITION (Provisional)

Issue Date : 25-Jun-26

PROPERTY DETAILS	Rt 5 Commercial Corner
Address	37-1 Minami-4 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	¥58,000,000

1. Expense to the Seller ¥58,084,200

Purchase price	¥58,000,000
Annual fixed assets tax (1 year)	¥84,200

2. Expense to the legal office ¥526,615

Solicitor/translation fees	¥275,000
Title registration license tax	¥243,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,329,300

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,980,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥319,300

Total ¥60,940,115

COST OF ACQUISITION ※ ¥60,940,115
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※ **Banks may charge transfer fees separately.**

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