

COST OF ACQUISITION (Provisional)

Issue Date : 25-Jun-26

PROPERTY DETAILS	Spacious Ruhel Residence
Address	34-119 Aza-Yamada, Kutchan-cho, Abuta-gun
Purchase price	¥62,000,000

1. Expense to the Seller ¥62,050,900

Purchase price	¥62,000,000
Annual fixed assets tax (1 year)	¥50,900

2. Expense to the legal office ¥456,015

Solicitor/translation fees	¥275,000
Title registration license tax	¥172,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,342,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,112,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥200,800

Total ¥64,849,715

COST OF ACQUISITION※ ¥64,849,715

※ Banks may charge transfer fees separately.

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