

COST OF ACQUISITION (Provisional)

Issue Date : 7-Oct-25

PROPERTY DETAILS	Soga Forest Yotei Views
Address	422-12, -22, Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥177,500,000

1. Expense to the Seller ¥177,500,000

Purchase price	¥177,500,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥341,070

Solicitor/translation fees	¥330,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥5,983,500

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥5,923,500
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥0

Total ¥183,824,570

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※ Banks may charge transfer fees separately.

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