

COST OF ACQUISITION (Provisional)

Issue Date : 11-Jul-25

PROPERTY DETAILS	Yama Shizen West 302
Address	185-8-302, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	¥99,000,000

1. Expense to the Seller ¥99,336,900

Purchase price	¥99,000,000
Annual fixed assets tax (1 year)	¥336,900

2. Expense to the legal office ¥819,470

Solicitor/translation fees	¥220,000
Title registration license tax	¥591,030
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥4,348,500

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥3,333,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥985,500

Total ¥104,504,870

COST OF ACQUISITION※ ¥104,504,870

※ **Banks may charge transfer fees separately.**

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