

COST OF ACQUISITION (Provisional)

Issue Date : 9-May-24

PROPERTY DETAILS	Pepper House
Address	305-45 Aza-Asahi, Kutchan-cho, Abuta-gun
Purchase price	¥90,000,000

1. Expense to the Seller ¥90,107,500

Purchase price	¥90,000,000
Annual fixed assets tax (1 year)	¥107,500

2. Expense to the legal office ¥500,470

Solicitor/translation fees	¥220,000
Title registration license tax	¥272,030
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥3,350,300

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥3,036,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥284,300

Total ¥93,958,270

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[※] Banks may charge transfer fees separately.

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