

COST OF ACQUISITION (Provisional)

Issue Date : 17-Oct-25

PROPERTY DETAILS	Rusutsu Development Land
Address	67-16, -23, -25, Aza-Izumikawa, Rusutsu-mura, Abuta-gun
Purchase price	¥108,000,000

1. Expense to the Seller ¥108,046,900

Purchase price	¥108,000,000
Annual fixed assets tax (1 year)	¥46,900

2. Expense to the legal office ¥369,730

Solicitor/translation fees	¥275,000
Title registration license tax	¥86,345
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,773,900

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥3,630,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥83,900

Total ¥112,190,530

COST OF ACQUISITION[※]	¥112,190,530
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[※] **Banks may charge transfer fees separately.**

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