

COST OF ACQUISITION (Provisional)

Issue Date : 15-Jul-25

PROPERTY DETAILS	Alpen Ridge 204
Address	193-7-204, Niseko Hirafu 1-jo 4-chome, Kutchan-cho, Abuta-gun
Purchase price	¥161,500,000

1. Expense to the Seller ¥161,766,500

Purchase price	¥161,500,000
Annual fixed assets tax (1 year)	¥266,500

2. Expense to the legal office ¥779,515

Solicitor/translation fees	¥330,000
Title registration license tax	¥441,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥6,224,300

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥5,395,500
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥768,800

Total ¥168,770,315

COST OF ACQUISITION[※]	¥168,770,315
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[※] **Banks may charge transfer fees separately.**

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