

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	The Red Ski House
Address	170-199, -200, Niseko Hirafu 2-jo 1-chome, Kutchan-cho, Abuta-gun
Purchase price	¥220,000,000

1. Expense to the Seller ¥220,241,300

Purchase price	¥220,000,000
Annual fixed assets tax (1 year)	¥241,300

2. Expense to the legal office ¥1,504,930

Solicitor/translation fees	¥330,000
Title registration license tax	¥1,166,545
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥8,654,100

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥7,326,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥1,268,100

Total ¥230,400,330

COST OF ACQUISITION※ ¥230,400,330

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

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