

COST OF ACQUISITION (Provisional)

Issue Date : 11-Jul-25

PROPERTY DETAILS	Skye Niseko 268
Address	204-7-268, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	¥160,000,000

1. Expense to the Seller ¥160,267,500

Purchase price	¥160,000,000
Annual fixed assets tax (1 year)	¥267,500

2. Expense to the legal office ¥829,770

Solicitor/translation fees	¥330,000
Title registration license tax	¥491,330
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥6,184,300

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥5,346,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥778,300

Total ¥167,281,570

COST OF ACQUISITION[※] ¥167,281,570
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[※] **Banks may charge transfer fees separately.**

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