

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Snow Crystal 402
Address	193-11-402, Niseko Hirafu 1-jo 4-chome, Kutchan-cho, Abuta-gun
Purchase price	¥179,000,000

1. Expense to the Seller ¥179,314,600

Purchase price	¥179,000,000
Annual fixed assets tax (1 year)	¥314,600

2. Expense to the legal office ¥877,915

Solicitor/translation fees	¥330,000
Title registration license tax	¥539,530
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥6,943,000

Niseko Property commission	¥5,973,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥910,000
(will be payable on your property within 6-12 months of title transfer)	

Total ¥187,135,515

COST OF ACQUISITION ※	¥187,135,515
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※ Banks may charge transfer fees separately.

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