

COST OF ACQUISITION (Provisional)

Issue Date : 21-Aug-25

PROPERTY DETAILS	Moiva Resort Entry Land
Address	446-18, -55, Aza-Niseko, Niseko-cho, Abuta-gun
Purchase price	¥150,000,000

1. Expense to the Seller ¥150,000,000

Purchase price	¥150,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥341,015

Solicitor/translation fees	¥330,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,076,000

Niseko Property commission	¥5,016,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total ¥155,417,015

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

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