

COST OF ACQUISITION (Provisional)

Issue Date : 9-Oct-25

PROPERTY DETAILS	Hilltop Yotei View Site
Address	114-22, 134-13, -14, Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥68,000,000

1. Expense to the Seller ¥68,052,000

Purchase price	¥68,000,000
Annual fixed assets tax (1 year)	¥52,000

2. Expense to the legal office ¥453,930

Solicitor/translation fees	¥220,000
Title registration license tax	¥225,545
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,563,100

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,310,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥223,100

Total ¥71,069,030

COST OF ACQUISITION※ ¥71,069,030

※ Banks may charge transfer fees separately.

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