

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Shakotan Chalet
Address	30-216 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥78,000,000

1.Expense to the Seller ¥78,096,900

Purchase price	¥78,000,000
Annual fixed assets tax (1 year)	¥96,900

2.Expense to the legal office ¥488,115

Solicitor/translation fees	¥220,000
Title registration license tax	¥259,730
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥2,967,500

Niseko Property commission	¥2,640,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥297,500
(will be payable on your property within 6-12 months of title transfer)	

Total ¥81,552,515

COST OF ACQUISITION※**¥81,552,515**

※ Banks may charge transfer fees separately.

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