

COST OF ACQUISITION (Provisional)

Issue Date : 5-Nov-25

PROPERTY DETAILS	Kutchan Luxury Residence
Address	11-49,11-52, Minami-4 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	¥150,000,000

1. Expense to the Seller ¥150,264,000

Purchase price	¥150,000,000
Annual fixed assets tax (1 year)	¥264,000

2. Expense to the legal office ¥808,330

Solicitor/translation fees	¥330,000
Title registration license tax	¥469,945
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,669,200

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥5,016,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥593,200

Total ¥156,741,530

COST OF ACQUISITION※ ¥156,741,530

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

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