

COST OF ACQUISITION (Provisional)

Issue Date : 27-Jan-26

PROPERTY DETAILS		Kutchan Luxury Residence
Address	11-49,11-52, Minami-4 Higashi-3, Kutchan-cho, Abuta-gun	
Purchase price		¥138,000,000

1. Expense to the Seller ¥138,264,000

Purchase price	¥138,000,000
Annual fixed assets tax (1 year)	¥264,000

2. Expense to the legal office ¥753,330

Solicitor/translation fees	¥275,000
Title registration license tax	¥469,945
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥5,273,200

Niseko Property commission	¥4,620,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥593,200

(will be payable on your property within 6-12 months of title transfer)

Total ¥144,290,530

COST OF ACQUISITION* **¥144,290,530**

* *Banks may charge transfer fees separately.*

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