

COST OF ACQUISITION (Provisional)

Issue Date : 22-Jul-25

PROPERTY DETAILS	Rt5 Commercial Central Land
Address	10-1 Kita-2 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	¥52,000,000

1. Expense to the Seller ¥52,110,600

Purchase price	¥52,000,000
Annual fixed assets tax (1 year)	¥110,600

2. Expense to the legal office ¥509,200

Solicitor/translation fees	¥165,000
Title registration license tax	¥335,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥2,147,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,782,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥335,000

Total ¥54,766,800

COST OF ACQUISITION ※ ¥54,766,800
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※ Banks may charge transfer fees separately.

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