

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	La Storia
Address	2-98, Minami-4 Higashi-4, Kutchan-cho, Abuta-gun
Purchase price	¥57,000,000

1.Expense to the Seller **¥57,079,400**

Purchase price	¥57,000,000
Annual fixed assets tax (1 year)	¥79,400

2.Expense to the legal office **¥392,415**

Solicitor/translation fees	¥165,000
Title registration license tax	¥219,030
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property **¥2,169,890**

Niseko Property commission	¥1,858,490
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥281,400
(will be payable on your property within 6-12 months of title transfer)	

Total **¥59,641,705**

COST OF ACQUISITION※ **¥59,641,705**

※ Banks may charge transfer fees separately.

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