

COST OF ACQUISITION (Provisional)

Issue Date : 4-Feb-25

PROPERTY DETAILS	Rare Kutchan Development Block
Address	11-72, -73, -75, Minami-4 Higashi-3, Kutchan-cho, Abuta-gun
Purchase price	¥118,000,000

1. Expense to the Seller ¥118,297,100

Purchase price	¥118,000,000
Annual fixed assets tax (1 year)	¥297,100

2. Expense to the legal office ¥914,430

Solicitor/translation fees	¥275,000
Title registration license tax	¥631,045
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥4,648,700

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥3,960,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥628,700

Total ¥123,860,230

COST OF ACQUISITION[※]	¥123,860,230
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[※] **Banks may charge transfer fees separately.**

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