

COST OF ACQUISITION (Provisional)

Issue Date : 4-Feb-25

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

1.Expense to the Seller ¥118,261,600

Purchase price	¥118,000,000
Annual fixed assets tax (1 year)	¥261,600

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

Total ¥123,824,730

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※ Banks may charge transfer fees separately.

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