

COST OF ACQUISITION (Provisional)

Issue Date : 22-Aug-25

PROPERTY DETAILS	Rusutsu Resort Land
Address	246-75 Aza-Rusutsu, Rusutsu-mura, Abuta-gun
Purchase price	¥18,000,000

1. Expense to the Seller ¥18,000,000

Purchase price	¥18,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥120,200

Solicitor/translation fees	¥110,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥670,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥660,000
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥0

Total ¥18,790,200

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[※] Banks may charge transfer fees separately.

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