

COST OF ACQUISITION (Provisional)

Issue Date : 7-Oct-25

PROPERTY DETAILS	Asahi Gateway Site & Houses
Address	25-7, -8, -12 Aza-Asahi, Kutchan-cho, Abuta-gun
Purchase price	¥141,000,000

1.Expense to the Seller ¥141,057,400

Purchase price	¥141,000,000
Annual fixed assets tax (1 year)	¥57,400

2.Expense to the legal office ¥479,645

Solicitor/translation fees	¥220,000
Title registration license tax	¥251,260
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3.Expense to Niseko Property ¥5,037,800

Niseko Property commission	¥4,719,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥258,800
(will be payable on your property within 6-12 months of title transfer)	

Total ¥146,574,845

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※ Banks may charge transfer fees separately.

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