

COST OF ACQUISITION (Provisional)

Issue Date : 10-Dec-25

PROPERTY DETAILS	St Moritz Land 59-148
Address	59-148 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥28,750,000

1. Expense to the Seller ¥28,761,900

Purchase price	¥28,750,000
Annual fixed assets tax (1 year)	¥11,900

2. Expense to the legal office ¥169,000

Solicitor/translation fees	¥110,000
Title registration license tax	¥50,615
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,074,550

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,014,750
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥49,800

Total ¥30,005,450

COST OF ACQUISITION※ ¥30,005,450

※ Banks may charge transfer fees separately.

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