

COST OF ACQUISITION (Provisional)

Issue Date : 19-Dec-25

PROPERTY DETAILS	Satomi Great View Estate
Address	144-3, 144-21, Aza-Satomi, Niseko-cho, Abuta-gun
Purchase price	¥398,000,000

1. Expense to the Seller ¥398,000,000

Purchase price	¥398,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥506,015

Solicitor/translation fees	¥495,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥13,260,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥13,200,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥0

Total ¥411,766,015

COST OF ACQUISITION※ ¥411,766,015

※ **Banks may charge transfer fees separately.**

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