

COST OF ACQUISITION (Provisional)

Issue Date : 23-Apr-26

PROPERTY DETAILS	Rt5 Large Yotei View Site
Address	331-1, 331-5, 331-7, 331-8, 331-9, 331-10, Aza-Hirafu, Kutchan-cho, Abuta-gun
Purchase price	¥190,000,000

1. Expense to the Seller ¥190,008,000

Purchase price	¥190,000,000
Annual fixed assets tax (1 year)	¥8,000

2. Expense to the legal office ¥376,275

Solicitor/translation fees	¥330,000
Title registration license tax	¥37,890
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥6,429,000

Niseko Property commission	¥6,336,000
<small>(purchase price × 3% + ¥60000) + 10% tax</small>	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥33,000
<small>(will be payable on your property within 6-12 months of title transfer)</small>	

Total ¥196,813,275

<b style="font-size: 1.2em;">COST OF ACQUISITION [※] ¥196,813,275
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※ Banks may charge transfer fees separately.

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