

COST OF ACQUISITION (Provisional)

Issue Date : 22-Jun-26

PROPERTY DETAILS	Hirafu Chalet Development Land
Address	155-237, Niseko Hirafu 2-jo 2-chome, Kutchan-cho, Abuta-gun
Purchase price	¥77,880,000

1. Expense to the Seller ¥78,032,000

Purchase price	¥77,880,000
Annual fixed assets tax (1 year)	¥152,000

2. Expense to the legal office ¥787,100

Solicitor/translation fees	¥275,000
Title registration license tax	¥503,715
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥3,168,940

Niseko Property commission	¥2,636,040
<small>(purchase price × 3% + ¥60000) + 10% tax</small>	
Contract stamp duty	¥30,000
Acquisition tax (estimation)	¥502,900
<small>(will be payable on your property within 6-12 months of title transfer)</small>	

Total ¥81,988,040

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※ Banks may charge transfer fees separately.

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