

COST OF ACQUISITION (Provisional)

Issue Date : 18-Aug-26

PROPERTY DETAILS	St Moritz Land 59-26
Address	59-26 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥32,800,000

1. Expense to the Seller ¥32,819,500

Purchase price	¥32,800,000
Annual fixed assets tax (1 year)	¥19,500

2. Expense to the legal office ¥264,400

Solicitor/translation fees	¥187,000
Title registration license tax	¥69,015
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,226,600

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,148,400
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥68,200

Total ¥34,310,500

COST OF ACQUISITION ※ ¥34,310,500
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※ Banks may charge transfer fees separately.

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