

COST OF ACQUISITION (Provisional)

Issue Date : 25-Jun-26

PROPERTY DETAILS	St Moritz Land 59-26
Address	59-26 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	¥36,890,000

1. Expense to the Seller ¥36,909,500

Purchase price	¥36,890,000
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 ¥1,361,570

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,283,370
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥68,200

Total ¥38,535,470

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[※] Banks may charge transfer fees separately.

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