

COST OF ACQUISITION (Provisional)

Issue Date : 18-Dec-24

| PROPERTY DETAILS | Kutchan 2-units Apartment |
|------------------|---|
| Address | 11-30, -31, Minami5 Higashi-1, Kutchan-cho, Abuta-gun |
| Purchase price | ¥38,000,000 |

1. Expense to the Seller ¥38,037,300

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| Purchase price | ¥38,000,000 |
| Annual fixed assets tax (1 year) | ¥37,300 |

2. Expense to the legal office ¥335,330

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| Solicitor/translation fees | ¥110,000 |
| Title registration license tax | ¥216,945 |
| Postal charge | ¥8,000 |
| Bank charge for Solicitor | ¥385 |

3. Expense to Niseko Property ¥1,561,800

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|---|------------|
| Niseko Property commission | ¥1,320,000 |
| (purchase price × 3% + ¥60000) + 10% tax | |
| Contract stamp duty | ¥10,000 |
| Acquisition tax (estimation) | ¥231,800 |
| (will be payable on your property within 6-12 months of title transfer) | |

Total ¥39,934,430

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| COST OF ACQUISITION [※] ¥39,934,430 |
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※ Banks may charge transfer fees separately.

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