

COST OF ACQUISITION (Provisional)

Issue Date : 14-May-26

PROPERTY DETAILS	Niseko 333-42
Address	333-42 Aza-Niseko, Niseko-cho, Abuta-gun
Purchase price	¥50,000,000

1. Expense to the Seller ¥50,000,000

Purchase price	¥50,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥252,200

Solicitor/translation fees	¥242,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥1,726,000

Niseko Property commission	¥1,716,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

Total ¥51,978,200

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※ Banks may charge transfer fees separately.

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