

COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

| PROPERTY DETAILS | North Yotei View Land |
|------------------|---|
| Address | 14-11, -1 Kita-6 Higashi-1 & 9-4, -7 Kita-6 Higashi-2, Kutchan-cho, Abuta-gun |
| Purchase price | ¥43,800,000 |

1. Expense to the Seller ¥43,897,100

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|----------------------------------|-------------|
| Purchase price | ¥43,800,000 |
| Annual fixed assets tax (1 year) | ¥97,100 |

2. Expense to the legal office ¥305,200

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|--------------------------------|----------|
| Solicitor/translation fees | ¥110,000 |
| Title registration license tax | ¥186,760 |
| Postal charge | ¥8,000 |
| Bank charge for Solicitor | ¥440 |

3. Expense to Niseko Property ¥1,704,900

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|---|------------|
| Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax | ¥1,511,400 |
| Contract stamp duty | ¥10,000 |
| Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer) | ¥183,500 |

Total ¥45,907,200

COST OF ACQUISITION※ ¥45,907,200

※ Banks may charge transfer fees separately.

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