

## COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

| PROPERTY DETAILS | Pension Alice                                                 |
|------------------|---------------------------------------------------------------|
| Address          | 58-3, -6, -11, -17, -45, Aza-Kabayama, Kutchan-cho, Abuta-gun |
| Purchase price   | <b>¥430,000,000</b>                                           |

### 1. Expense to the Seller ¥430,404,100

|                                  |              |
|----------------------------------|--------------|
| Purchase price                   | ¥430,000,000 |
| Annual fixed assets tax (1 year) | ¥404,100     |

### 2. Expense to the legal office ¥2,622,660

|                                |            |
|--------------------------------|------------|
| Solicitor/translation fees     | ¥550,000   |
| Title registration license tax | ¥2,064,220 |
| Postal charge                  | ¥8,000     |
| Bank charge for Solicitor      | ¥440       |

### 3. Expense to Niseko Property ¥16,656,700

|                                                                                                         |             |
|---------------------------------------------------------------------------------------------------------|-------------|
| Niseko Property commission<br>(purchase price × 3% + ¥60000) + 10% tax                                  | ¥14,256,000 |
| Contract stamp duty                                                                                     | ¥60,000     |
| Acquisition tax (estimation)<br>(will be payable on your property within 6-12 months of title transfer) | ¥2,340,700  |

**Total ¥449,683,460**

**COST OF ACQUISITION※ ¥449,683,460**

※ **Banks may charge transfer fees separately.**

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