

COST OF ACQUISITION (Provisional)

Issue Date : 9-Oct-25

PROPERTY DETAILS	Prime Izumikyo Land
Address	135-9, -10, -11, -14, -16, -17, Niseko Hirafu 1-jo 1-chome, Kutchan-cho, Abuta-gun
Purchase price	¥270,000,000

1. Expense to the Seller ¥270,417,100

Purchase price	¥270,000,000
Annual fixed assets tax (1 year)	¥417,100

2. Expense to the legal office ¥1,898,030

Solicitor/translation fees	¥440,000
Title registration license tax	¥1,449,590
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥10,480,700

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥8,976,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥1,444,700

Total ¥282,795,830

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

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