

## COST OF ACQUISITION (Provisional)

Issue Date : 9-Jul-24

| PROPERTY DETAILS | The Red Ski House   |
|------------------|---|
| Address          | 170-199, -200, Niseko Hirafu 2-jo 1-chome, Kutchan-cho, Abuta-gun |
| Purchase price   | <b>¥220,000,000</b>   |

### 1. Expense to the Seller ¥220,212,200

|                                  |              |
|----------------------------------|--------------|
| Purchase price                   | ¥220,000,000 |
| Annual fixed assets tax (1 year) | ¥212,200     |

### 2. Expense to the legal office ¥1,504,930

|                                |            |
|--------------------------------|------------|
| Solicitor/translation fees     | ¥330,000   |
| Title registration license tax | ¥1,166,545 |
| Postal charge                  | ¥8,000     |
| Bank charge for Solicitor      | ¥385       |

### 3. Expense to Niseko Property ¥8,654,100

|   |            |
|---|------------|
| Niseko Property commission  | ¥7,326,000 |
| (purchase price × 3% + ¥60000) + 10% tax                                |            |
| Contract stamp duty   | ¥60,000    |
| Acquisition tax (estimation)  | ¥1,268,100 |
| (will be payable on your property within 6-12 months of title transfer) |            |

**Total ¥230,371,230**

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| <b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥230,371,230</b></span> |
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*※ Banks may charge transfer fees separately.*

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