

## COST OF ACQUISITION (Provisional)

Issue Date : 14-Aug-25

PROPERTY DETAILS	Makkari Mountain Land
Address	246-1, -2, Aza-Mihara, Makkari-mura, Abuta-gun
Purchase price	<b>¥300,000,000</b>

### 1. Expense to the Seller ¥300,000,000

Purchase price	¥300,000,000
Annual fixed assets tax (1 year)	¥0

### 2. Expense to the legal office ¥451,215

Solicitor/translation fees	¥440,000
Title registration license tax	¥2,830
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥10,026,000

Niseko Property commission	¥9,966,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥310,477,215**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥310,477,215</b></span>
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*※ Banks may charge transfer fees separately.*

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