

COST OF ACQUISITION (Provisional)

Issue Date : 1-Apr-26

PROPERTY DETAILS	Epic Soga Forest Land
Address	451-10, -11, -12, -13, (449-3), Aza-Soga, Niseko-cho, Abuta-gun
Purchase price	¥120,000,000

1. Expense to the Seller ¥120,000,000

Purchase price	¥120,000,000
Annual fixed assets tax (1 year)	¥0

2. Expense to the legal office ¥343,460

Solicitor/translation fees	¥330,000
Title registration license tax	¥5,075
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥4,086,000

Niseko Property commission	¥4,026,000
(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 ¥124,429,460

COST OF ACQUISITION [※] ¥124,429,460
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※ Banks may charge transfer fees separately.

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