

## COST OF ACQUISITION (Provisional)

Issue Date : 27-Mar-25

PROPERTY DETAILS	Araki House
Address	2-3, Minami-6 Nishi-2, Kutchan-cho, Abuta-gun
Purchase price	<b>¥45,000,000</b>

### 1. Expense to the Seller ¥45,058,300

Purchase price	¥45,000,000
Annual fixed assets tax (1 year)	¥58,300

### 2. Expense to the legal office ¥282,515

Solicitor/translation fees	¥110,000
Title registration license tax	¥164,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥1,777,300

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥1,551,000
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥216,300

### Total ¥47,118,115

<b>COST OF ACQUISITION<sup>※</sup></b>	<b>¥47,118,115</b>
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<sup>※</sup> Banks may charge transfer fees separately.

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