

## COST OF ACQUISITION (Provisional)

Issue Date : 21-Aug-25

PROPERTY DETAILS	Foxwood Chalet A
Address	46-10 Aza-Higashiyama, Niseko-cho, Abuta-gun
Purchase price	<b>¥320,000,000</b>

### 1.Expense to the Seller ¥320,171,000

Purchase price	¥320,000,000
Annual fixed assets tax (1 year)	¥171,000

### 2.Expense to the legal office ¥832,615

Solicitor/translation fees	¥495,000
Title registration license tax	¥329,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3.Expense to Niseko Property ¥11,194,900

Niseko Property commission	¥10,626,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥508,900
(will be payable on your property within 6-12 months of title transfer)	

### Total ¥332,198,515

<b>COST OF ACQUISITION</b> ※	<b>¥332,198,515</b>
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※ Banks may charge transfer fees separately.

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