

## COST OF ACQUISITION (Provisional)

Issue Date : 21-Apr-26

| PROPERTY DETAILS | Shinnyo Roadside Land  |
|------------------|--|
| Address          | 107-1, 108, 240-1, 292, Aza-Shinnyo / 241-1, 1022, 1026, Aza-Izumi / Makkari-mura, Abuta-gun |
| Purchase price   | <b>¥32,800,000</b>   |

### 1. Expense to the Seller ¥32,800,000

|                                  |             |
|----------------------------------|-------------|
| Purchase price                   | ¥32,800,000 |
| Annual fixed assets tax (1 year) | ¥0          |

### 2. Expense to the legal office ¥180,090

|                                |          |
|--------------------------------|----------|
| Solicitor/translation fees     | ¥165,000 |
| Title registration license tax | ¥6,705   |
| Postal charge                  | ¥8,000   |
| Bank charge for Solicitor      | ¥385     |

### 3. Expense to Niseko Property ¥1,158,400

|  |            |
|--|------------|
| Niseko Property commission   | ¥1,148,400 |
| <small>(purchase price × 3% + ¥60000) + 10% tax</small>                                |            |
| Contract stamp duty  | ¥10,000    |
| Acquisition tax (estimation)   | ¥0         |
| <small>(will be payable on your property within 6-12 months of title transfer)</small> |            |

**Total ¥34,138,490**

|   |
|---|
| <b style="font-size: 1.2em;">COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em; font-weight: bold;">¥34,138,490</span> |
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※ Banks may charge transfer fees separately.

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