

COST OF ACQUISITION (Provisional)

Issue Date : 3-Jun-25

| PROPERTY DETAILS | Yunosato 469 Sqm Lodge |
|------------------|---|
| Address | 142-104, 142-118, 121-3, 718-30, 718-32, Aza Yunosato, Rankoshi-cho |
| Purchase price | ¥98,000,000 |

1. Expense to the Seller ¥98,087,800

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|----------------------------------|-------------|
| Purchase price | ¥98,000,000 |
| Annual fixed assets tax (1 year) | ¥87,800 |

2. Expense to the legal office ¥324,160

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|--------------------------------|----------|
| Solicitor/translation fees | ¥165,000 |
| Title registration license tax | ¥150,775 |
| Postal charge | ¥8,000 |
| Bank charge for Solicitor | ¥385 |

3. Expense to Niseko Property ¥3,589,000

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|---|------------|
| Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax | ¥3,300,000 |
| Contract stamp duty | ¥30,000 |
| Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer) | ¥259,000 |

Total ¥102,000,960

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[※] **Banks may charge transfer fees separately.**

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