

COST OF ACQUISITION (Provisional)

Issue Date : 6-Jan-26

PROPERTY DETAILS	Kondo Triangle Land
Address	650-11, 650-12, 650-13, Aza-Kondo, Niseko-cho, Abuta-gun
Purchase price	¥18,800,000

1. Expense to the Seller ¥18,805,600

Purchase price	¥18,800,000
Annual fixed assets tax (1 year)	¥5,600

2. Expense to the legal office ¥130,930

Solicitor/translation fees	¥110,000
Title registration license tax	¥12,545
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥706,500

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥686,400
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥10,100

Total ¥19,643,030

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※ Banks may charge transfer fees separately.

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