

COST OF ACQUISITION (Provisional)

Issue Date : 29-Sep-25

| PROPERTY DETAILS | Kondo Triangle Land |
|------------------|--|
| Address | 650-11, 650-12, 650-13, Aza-Kondo, Niseko-cho, Abuta-gun |
| Purchase price | ¥27,580,000 |

1. Expense to the Seller ¥27,585,600

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| Purchase price | ¥27,580,000 |
| Annual fixed assets tax (1 year) | ¥5,600 |

2. Expense to the legal office ¥130,930

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| 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 ¥996,240

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| Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax | ¥976,140 |
| Contract stamp duty | ¥10,000 |
| Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer) | ¥10,100 |

Total ¥28,712,770

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| COST OF ACQUISITION[※] ¥28,712,770 |
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[※] **Banks may charge transfer fees separately.**

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