

## COST OF ACQUISITION (Provisional)

Issue Date : 10-Feb-26

PROPERTY DETAILS	Izumikyo Log Home
Address	76-92 Niseko-Hirafu 5jo-3chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥125,000,000</b>

### 1. Expense to the Seller ¥125,156,900

Purchase price	¥125,000,000
Annual fixed assets tax (1 year)	¥156,900

### 2. Expense to the legal office ¥918,615

Solicitor/translation fees	¥220,000
Title registration license tax	¥690,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥5,029,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥4,191,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥778,000

### Total ¥131,104,515

<b>COST OF ACQUISITION<sup>※</sup></b>	<b>¥131,104,515</b>
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<sup>※</sup> **Banks may charge transfer fees separately.**

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