

## COST OF ACQUISITION (Provisional)

Issue Date : 19-Dec-25

PROPERTY DETAILS	Rare Development Opportunity Block
Address	170 Aza-Yunosato, Rankoshi-cho, Isoya-gun
Purchase price	<b>¥138,000,000</b>

### 1. Expense to the Seller ¥138,000,000

Purchase price	¥138,000,000
Annual fixed assets tax (1 year)	¥0

### 2. Expense to the legal office ¥285,200

Solicitor/translation fees	¥275,000
Title registration license tax	¥1,815
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥4,680,000

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥4,620,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥0

**Total ¥142,965,200**

**COST OF ACQUISITION※ ¥142,965,200**

※ Banks may charge transfer fees separately.

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