

## COST OF ACQUISITION (Provisional)

Issue Date : 9-Jan-26

PROPERTY DETAILS	Downtown Kutchan Prime Land
Address	1-2, Kita-4 Nishi-1, Kutchan-cho, Abuta-gun
Purchase price	<b>¥25,000,000</b>

### 1. Expense to the Seller ¥25,040,800

Purchase price	¥25,000,000
Annual fixed assets tax (1 year)	¥40,800

### 2. Expense to the legal office ¥268,800

Solicitor/translation fees	¥165,000
Title registration license tax	¥95,415
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥995,600

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥891,000
Contract stamp duty	¥10,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥94,600

**Total ¥26,305,200**

**COST OF ACQUISITION※ ¥26,305,200**

※ Banks may charge transfer fees separately.

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