

## COST OF ACQUISITION (Provisional)

Issue Date : 1-Apr-26

PROPERTY DETAILS	Freeride Lodge
Address	35, 27-8, Aza-Higashiyama, Niseko-cho, Abuta-gun
Purchase price	<b>¥395,000,000</b>

### 1. Expense to the Seller ¥395,167,000

Purchase price	¥395,000,000
Annual fixed assets tax (1 year)	¥167,000

### 2. Expense to the legal office ¥1,095,460

Solicitor/translation fees	¥605,000
Title registration license tax	¥482,075
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥13,825,100

Niseko Property commission	¥13,101,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥664,100
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥410,087,560**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥410,087,560</b></span>
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※ Banks may charge transfer fees separately.

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