

## COST OF ACQUISITION (Provisional)

Issue Date : 29-Jan-26

PROPERTY DETAILS	Yama Shizen East 101
Address	185-6-101, Niseko Hirafu 1-jo 3-chome, Kutchan-cho, Abuta-gun
Purchase price	<b>¥80,000,000</b>

### 1. Expense to the Seller ¥80,274,100

Purchase price	¥80,000,000
Annual fixed assets tax (1 year)	¥274,100

### 2. Expense to the legal office ¥719,615

Solicitor/translation fees	¥220,000
Title registration license tax	¥491,230
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥3,540,100

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥2,706,000
Contract stamp duty	¥30,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥804,100

**Total ¥84,533,815**

**COST OF ACQUISITION※ ¥84,533,815**

※ Banks may charge transfer fees separately.

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