

COST OF ACQUISITION (Provisional)

Issue Date : 26-Feb-26

| PROPERTY DETAILS | E6 Residence & Shed |
|------------------|--|
| Address | 3-7, -14, Kita-3 Higashi-6, Kutchan-cho, Abuta-gun |
| Purchase price | ¥42,000,000 |

1. Expense to the Seller ¥42,054,600

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| Purchase price | ¥42,000,000 |
| Annual fixed assets tax (1 year) | ¥54,600 |

2. Expense to the legal office ¥298,530

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| Solicitor/translation fees | ¥110,000 |
| Title registration license tax | ¥180,145 |
| Postal charge | ¥8,000 |
| Bank charge for Solicitor | ¥385 |

3. Expense to Niseko Property ¥1,654,838

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| Niseko Property commission | ¥1,445,538 |
| <small>(purchase price × 3% + ¥60000) + 10% tax</small> | |
| Contract stamp duty | ¥10,000 |
| Acquisition tax (estimation) | ¥199,300 |
| <small>(will be payable on your property within 6-12 months of title transfer)</small> | |

Total ¥44,007,968

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|------------------------------|--------------------|
| COST OF ACQUISITION ※ | ¥44,007,968 |
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※ Banks may charge transfer fees separately.

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