

## COST OF ACQUISITION (Provisional)

Issue Date : 1-Apr-26

PROPERTY DETAILS	Hooting Owl Lodge
Address	39-1 Aza-Higashiyama, Niseko-cho, Abuta-gun
Purchase price	<b>¥250,000,000</b>

### 1. Expense to the Seller ¥250,071,200

Purchase price	¥250,000,000
Annual fixed assets tax (1 year)	¥71,200

### 2. Expense to the legal office ¥692,515

Solicitor/translation fees	¥495,000
Title registration license tax	¥189,130
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥8,651,100

Niseko Property commission	¥8,316,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥275,100
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥259,414,815**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥259,414,815</b></span>
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※ Banks may charge transfer fees separately.

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