

COST OF ACQUISITION (Provisional)

Issue Date : 2-Mar-26

PROPERTY DETAILS	S4W2 Downtown Development Land
Address	2-48 Minami-4 Nishi-2, Kutchan-cho, Abuta-gun
Purchase price	¥250,000,000

1. Expense to the Seller ¥250,311,900

Purchase price	¥250,000,000
Annual fixed assets tax (1 year)	¥311,900

2. Expense to the legal office ¥1,052,400

Solicitor/translation fees	¥385,000
Title registration license tax	¥659,015
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥9,034,200

Niseko Property commission	¥8,316,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥658,200
(will be payable on your property within 6-12 months of title transfer)	

Total ¥260,398,500

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* Banks may charge transfer fees separately.

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