

## COST OF ACQUISITION (Provisional)

Issue Date : 14-Jul-26

| PROPERTY DETAILS | Royal Town 1073 Sqm Land                 |
|------------------|------------------------------------------|
| Address          | 402-13 Aza-Niseko, Niseko-cho, Abuta-gun |
| Purchase price   | <b>¥57,000,000</b>                       |

### 1. Expense to the Seller ¥57,034,600

|                                  |             |
|----------------------------------|-------------|
| Purchase price                   | ¥57,000,000 |
| Annual fixed assets tax (1 year) | ¥34,600     |

### 2. Expense to the legal office ¥313,100

|                                |          |
|--------------------------------|----------|
| Solicitor/translation fees     | ¥242,000 |
| Title registration license tax | ¥62,715  |
| Postal charge                  | ¥8,000   |
| Bank charge for Solicitor      | ¥385     |

### 3. Expense to Niseko Property ¥91,900

|                              |         |
|------------------------------|---------|
| Contract stamp duty          | ¥30,000 |
| Acquisition tax (estimation) | ¥61,900 |

(will be payable on your property within 6-12 months of title transfer)

### Total ¥57,439,600

|                                        |                    |
|----------------------------------------|--------------------|
| <b>COST OF ACQUISITION<sup>※</sup></b> | <b>¥57,439,600</b> |
|----------------------------------------|--------------------|

<sup>※</sup> Banks may charge transfer fees separately.

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