

COST OF ACQUISITION (Provisional)

Issue Date : 25-Jun-26

PROPERTY DETAILS	Rt5 QF Land & Buildings
Address	1-5 & 1-6, Minami-8 Higashi-1, Kutchan-cho, Abuta-gun
Purchase price	¥350,000,000

1. Expense to the Seller ¥350,274,500

Purchase price	¥350,000,000
Annual fixed assets tax (1 year)	¥274,500

2. Expense to the legal office ¥1,792,730

Solicitor/translation fees	¥572,000
Title registration license tax	¥1,212,345
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥12,909,116

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥11,570,816
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥1,278,300

Total ¥364,976,346

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※ Banks may charge transfer fees separately.

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