

## COST OF ACQUISITION (Provisional)

Issue Date : 25-Jun-26

| PROPERTY DETAILS | Tatsumi Main road Land                          |
|------------------|-------------------------------------------------|
| Address          | 152-17, -30 Aza-Tatsumi, Kutchan-cho, Abuta-gun |
| Purchase price   | <b>¥16,100,000</b>                              |

### 1. Expense to the Seller ¥16,100,000

|                                  |             |
|----------------------------------|-------------|
| Purchase price                   | ¥16,100,000 |
| Annual fixed assets tax (1 year) | ¥0          |

### 2. Expense to the legal office ¥176,015

|                                |          |
|--------------------------------|----------|
| Solicitor/translation fees     | ¥165,000 |
| Title registration license tax | ¥2,630   |
| Postal charge                  | ¥8,000   |
| Bank charge for Solicitor      | ¥385     |

### 3. Expense to Niseko Property ¥607,300

|                                                                                                         |          |
|---------------------------------------------------------------------------------------------------------|----------|
| Niseko Property commission<br>(purchase price × 3% + ¥60000) + 10% tax                                  | ¥597,300 |
| Contract stamp duty                                                                                     | ¥10,000  |
| Acquisition tax (estimation)<br>(will be payable on your property within 6-12 months of title transfer) | ¥0       |

**Total ¥16,883,315**

**COST OF ACQUISITION※ ¥16,883,315**

※ Banks may charge transfer fees separately.

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