

COST OF ACQUISITION (Provisional)

Issue Date : 30-Sep-26

PROPERTY DETAILS	N2W Central Developmente Land
Address	1, 2, 3-1, 3-5, 8-2, Kita-2 Nishi-2, Kutchan-cho, Abuta-gun
Purchase price	¥320,000,000

1. Expense to the Seller ¥320,461,700

Purchase price	¥320,000,000
Annual fixed assets tax (1 year)	¥461,700

2. Expense to the legal office ¥1,708,260

Solicitor/translation fees	¥495,000
Title registration license tax	¥1,204,875
Postal charge	¥8,000
Bank charge for Solicitor	¥385

3. Expense to Niseko Property ¥11,886,800

Niseko Property commission (purchase price × 3% + ¥60000) + 10% tax	¥10,626,000
Contract stamp duty	¥60,000
Acquisition tax (estimation) (will be payable on your property within 6-12 months of title transfer)	¥1,200,800

Total ¥334,056,760

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※ Banks may charge transfer fees separately.

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