

## COST OF ACQUISITION (Provisional)

Issue Date : 28-Feb-25

PROPERTY DETAILS	Kabayama Roadside Land
Address	99-5, 99-6 Aza-Kabayama, Kutchan-cho, Abuta-gun
Purchase price	<b>¥133,930,000</b>

### 1. Expense to the Seller ¥133,930,000

Purchase price	¥133,930,000
Annual fixed assets tax (1 year)	¥0

### 2. Expense to the legal office ¥231,015

Solicitor/translation fees	¥220,000
Title registration license tax	¥2,630
Postal charge	¥8,000
Bank charge for Solicitor	¥385

### 3. Expense to Niseko Property ¥4,545,690

Niseko Property commission	¥4,485,690
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥60,000
Acquisition tax (estimation)	¥0
(will be payable on your property within 6-12 months of title transfer)	

**Total ¥138,706,705**

<b>COST OF ACQUISITION</b> <sup>※</sup> <span style="float: right; font-size: 1.2em;"><b>¥138,706,705</b></span>
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*※ Banks may charge transfer fees separately.*

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