

Operating expenses														remarks	
expense item		payment standard	After acquisition Fluctuation	current situation					Assumed after acquisition (when fully occupied)						
				Monthly	Annual amount	Compensation (annual amount)	Actual annual amount	wage-to-income ratio	Monthly	Annual amount	Compensation (annual amount)	Actual annual amount	wage-to-income ratio		
Property tax/City planning tax		Annual amount	Nothing	¥106,050	¥1,272,600	¥0	¥1,272,600	10.169%	¥106,050	¥1,272,600	¥0	¥1,272,600	10.063%		
electricity fee	light	Monthly	Nothing	¥11,539	¥138,468	¥0	¥138,468	1.106%	¥11,539	¥138,468	¥0	¥138,468	1.095%	Actual average (2021/4~2022/3)	
	electric power	Monthly	Nothing	¥16,594	¥199,128	¥0	¥199,128	1.591%	¥16,594	¥199,128	¥0	¥199,128	1.575%	Actual average (2021/4~2022/3)	
Water charge (corrected on a monthly basis)														□ Resident payment required	
kerosene fee	road heating	Annual amount	Nothing	¥10,302	¥123,619	¥0	¥123,619	0.988%	¥10,302	¥123,619	¥0	¥123,619	0.977%	Results (2021/4~2022/3)	
Snow damage countermeasure cost	snow removal														
	Snow removal (neighborhood association)														
	Snow cornice removal														
cleaning fee	daily cleaning	Monthly	Nothing	¥16,500	¥198,000	¥0	¥198,000	1.582%	¥16,500	¥198,000	¥0	¥198,000	1.566%		
	drain cleaning	Annual amount	Nothing	¥275	¥3,300	¥0	¥3,300	0.026%	¥275	¥3,300	¥0	¥3,300	0.026%		
	Roof drain cleaning	Annual amount	Nothing	¥458	¥5,500	¥0	¥5,500	0.044%	¥458	¥5,500	¥0	¥5,500	0.043%		
Internet related expenses															
through Always branch	Security-related expenses														
Exit	Facility maintenance related expenses	EV maintenance (full maintenance)	Monthly	Nothing	¥38,500	¥462,000	¥0	¥462,000	3.692%	¥38,500	¥462,000	¥0	¥462,000	3.653%	
Legal inspection fee	Firefighting equipment, etc.	Annual amount	Nothing	¥5,317	¥63,800	¥0	¥63,800	0.510%	¥5,317	¥63,800	¥0	¥63,800	0.504%	Results (2021/1) *Remediation fee not included	
	Receiving tank inspection/cleaning	Annual amount	Nothing	¥4,455	¥53,460	¥0	¥53,460	0.427%	¥4,455	¥53,460	¥0	¥53,460	0.423%	Results (2020/12)	
	special building														
	Special buildings (EV, etc.)	Annual amount	Nothing	¥0	¥0	¥0	¥0	0.000%	¥0	¥0	¥0	¥0	0.000%	Included in EV maintenance	
	connecting water pipe	Annual amount	Nothing	¥3,863	¥46,350	¥0	¥46,350	0.370%	¥3,863	¥46,350	¥0	¥46,350	0.366%	Results (2018/11) 139,050 yen once every three years	
Management consignment fee	(1) Taft Co., Ltd.	Monthly	Yes	¥46,046	¥552,552	¥552,552	4.415%	¥46,530	¥558,360	¥558,360	4.415%				
	(2)														
others	Transfer fee	Monthly	Nothing	¥440	¥5,280	¥0	¥5,280	0.042%	¥440	¥5,280	¥0	¥5,280	0.042%		
	Entrance mat lease fee														
	herbicide spraying	Annual amount	Nothing	¥458	¥5,500	¥0	¥5,500	0.044%	¥458	¥5,500	¥0	¥5,500	0.043%		
Throw capital branch	Non-life insurance premium	Fire/Earthquake													
	Brokerage fee/advertising fee														
	Restoration fee	Annual amount							¥46,258	¥555,100	¥0	¥555,100	4.389%	Results (2021/4~2022/3)	
	building maintenance cost	Annual amount							¥19,475	¥233,700	¥0	¥233,700	1.848%	Results (2021/4~2022/3)	
Exit	Reserve fund for large-scale repairs														
	others	Reserve fund													
total				¥260,797	¥3,129,557	¥0	¥3,129,557	25.007%	¥327,014	¥3,924,165	¥0	¥3,924,165	31.029%		