Translated from Japanese to English - www.onlinedoctranslator.com

Operating expenses

	expense item		payment standard	After acquisition Fluctuation	current situation Monthly	current situation Annual amount	current situation Compensation (annual amount)	current situation Actual annual amount	current situation wage-to-income ratio	Assumed after acquisition (when fully occupied) Monthly	Assumed after acquisition (when fully occupied) Annual amount	Assumed after acquisition (when fully occupied) Compensation (annual amount)	Assumed after acquisition (when fully occupied) Actual annual amount	Assumed after acquisition (when fully occupied) wage-to-income ratio	remarks
	Property tax/City planning tax		Annual amount	Nothing											
	electricity fee	light	Monthly	Nothing	¥2,937	¥35,244	¥0	¥35,244	0.255%	¥2,937	¥35,244	¥0	¥35,244	0.242%	☐ NTT payment available
		electric power													
	Water charge (corrected on a monthly basis)														☐ Resident payment required
	kerosene fee														
	Gas Fee														
	Snow damage countermeasure cost	snow removal	Annual amount	Nothing	¥3,117	¥37,400	¥0	¥37,400	0.270%	¥3,117	¥37,400	¥0	¥37,400	0.257%	Spot snow removal in March 2022
		Snow removal (neighborhood association)													
		Snow cornice removal													
	cleaning fee	daily cleaning	Monthly	Nothing	¥11,000	¥132,000	¥0	¥132,000	0.953%	¥11,000	¥132,000	¥0	¥132,000	0.905%	
		regular cleaning	Annual amount	Nothing	¥1,833	¥22,000	¥0	¥22,000	0.159%	¥1,833	¥22,000	¥0	¥22,000	0.151%	
		Roof drain cleaning	Annual amount	Nothing	¥733	¥8,800	¥0	¥8,800	0.064%	¥733	¥8,800	¥0	¥8,800	0.060%	Drainage and ditch cleaning combined
	Internet related expenses	Communication equipment maintenance (Wifi)	Monthly	Nothing	¥23,799	¥285,588	¥0	¥285,588	2.062%	¥23,799	¥285,588	¥0	¥285,588	1.959%	
through	Security-related expenses														
always															
branch	Facility maintenance related expenses	EV maintenance													
Exit															
	Legal inspection fee	Firefighting equipment, etc.	Annual amount	Nothing	¥4,583	¥55,000	¥0	¥55,000	0.397%	¥4,583	¥55,000	¥0	¥55,000	0.377%	
		Receiving tank inspection/cleaning													
		special building													
		Special buildings (EV, etc.)													
		connecting water pipe													
	Management consignment fee *Enter in the table below (1)	Taft Co., Ltd.	Monthly	Yes	¥46,160	¥553,920		¥553,920	4.000%	¥48,600	¥583,200		¥583,200	4.000%	
	(2)														
	others	Transfer fee	Monthly	Nothing	¥440	¥5,280	¥0	¥5,280	0.038%	¥440	¥5,280	¥0	¥5,280	0.036%	
		Entrance mat lease fee	Monthly	Nothing	¥1,100	¥13,200	¥0	¥13,200	0.095%	¥1,100	¥13,200	¥0	¥13,200	0.091%	
		Herbicide spraying cost	Annual amount	Nothing	¥458	¥5,500	¥0	¥5,500	0.040%	¥458	¥5,500	¥0	¥5,500	0.038%	
Ward	Management fee														
minutes	reserve fund for repairs														
	Non-life insurance premium	Fire/Earthquake													
Throw	Brokerage fee/advertising fee														
capital	Restoration fee														
branch	Reserve fund for large-scale repairs														
Exit	others	Reserve fund													
total					¥96,160	¥1,153,932	¥0	¥1,153,932	8.333%	¥98,600	¥1,183,212	¥0	¥1,183,212	8.115%	