

MUJI BASE KYOTO kiyomizu Terms and Conditions for Accommodation Contracts

Article 1 (Scope of Application)

1. Accommodation contracts and related agreements to be entered into between Ryohin Keikaku Co., Ltd. (hereinafter referred to as "Company"), which operates MUJI BASE KYOTO kiyomizu (hereinafter referred to as "Facility"), and the guest to be accommodated at the Facility shall be subject to these MUJI BASE KYOTO kiyomizu Terms and Conditions for Accommodation Contracts (hereinafter referred to as "Terms and Conditions"). Any matters not provided for herein shall be governed by laws and regulations or generally accepted practices.
2. In the case where the Facility has entered into a special agreement, to the extent that it does not violate laws and regulations and generally accepted practices, the special agreement shall prevail, notwithstanding the provisions of the preceding paragraph.

Article 2 (Application for Accommodation Contracts)

1. A person who intends to apply for an accommodation contract with the Facility (hereinafter referred to as "Applicant") shall make an application to the Company via the accommodation reservation site.

Article 3 (Establishment, etc. of Accommodation Contracts)

1. An accommodation contract shall be established between the Company and the Applicant when the Company approves the Applicant's application.
2. If the guests, while staying at the Facility, request to extend their stay beyond the date(s) specified in the accommodation contract, the Company shall treat such request as an application for a new accommodation contract at the time such request is made. In such case, an accommodation contract for the relevant accommodation date(s) shall be established when the Company approves said application.

Article 4 (Accommodation Register)

1. A person who has entered into an accommodation contract for the Facility with the Company (hereinafter referred to as "Accommodation Contractor") shall enter the following items in the accommodation register on the day of check-in, in the manner designated by the Company:
 - 1) Name of the Accommodation Contractor and all other persons staying (hereinafter collectively referred to as "Guests");
 - 2) Emergency contact information of the Accommodation Contractor;
 - 3) For non-Japanese Guests, nationality and passport number;
 - 4) Scheduled departure date; and
 - 5) Other matters deemed necessary.

Article 5 (Refusal to Conclude Accommodation Contracts)

1. The Company may refuse to conclude an accommodation contract in the following cases:
 - 1) When the Applicant's application for accommodation is not in accordance with these Terms and Conditions;
 - 2) When the number of persons for whom the application for use or stay is made exceeds

the capacity of the Facility;

- 3) When the Applicant's purpose of stay is to conduct business, political or religious activities;
- 4) When the Company recognizes that the person who intends to stay is likely to commit an act contrary to the provisions of laws and regulations, public order or good morals in connection with the accommodation;
- 5) When it is recognized that the person who intends to stay falls under any of the following items (a) through (c):
 - a) An organized crime group prescribed in Article 2, item (ii) of the Act on Prevention of Unjust Acts by Organized Crime Group Members (Act No. 77 of 1991) (hereinafter referred to as "Organized Crime Group"), a member of the Organized Crime Group prescribed in Article 2, item (vi) of the same Act (hereinafter referred to as "Organized Crime Group Member"), an associate member of an Organized Crime Group or a person affiliated with an Organized Crime Group or any other anti-social forces;
 - b) A corporation or other organization whose business activities are controlled by an Organized Crime Group or an Organized Crime Group Member;
 - c) A corporation whose officers include a person who falls under the category of an Organized Crime Group Member;
- 6) When there is a risk that the person who intends to stay will behave in such a way as to be a significant nuisance to the neighbors of the Facility;
- 7) When it is clearly recognized that the person who intends to stay is a person infected with an infectious disease;
- 8) When the Applicant, in relation to the reservation for accommodation, makes a violent demand or a request that places an unreasonable burden on any person engaged in the work of the Facility or the Company (including, but not limited to, the Company's officers and employees, persons who have entered into an outsourcing agreement, etc. with the Company, and all staff working at the Facility who belong to corporations or organizations that have a contract with the Company or the Company's contractors in relation to the operation of the Facility);
- 9) When it is impossible to have the Guests stay at the Facility due to a natural disaster, equipment failure or any other unavoidable reason;
- 10) When the circumstances fall under a case stipulated by the prefectural ordinances applicable to the Facility; or
- 11) In addition to the preceding items, when it is reasonably foreseeable that the Guests will engage in actions prohibited by the Facility, or when it is reasonably recognized that the conduct of the Guests may interfere with the normal operation of the Facility.

Article 6 (Accommodation Contractor's Right to Cancel Accommodation Contracts)

1. The Accommodation Contractor is entitled to cancel an accommodation contract on the accommodation reservation site.
2. If the Accommodation Contractor cancels all or part of the accommodation contract for his/her own reasons, the Company shall charge a cancellation fee as specified on the accommodation reservation site on which the application was made or on the Facility's website, etc.
3. If the Accommodation Contractor does not contact the Company in advance and no Guests

have arrived by midnight on the start date of the accommodation under the accommodation contract, the Company may consider the accommodation contract cancelled by the Accommodation Contractor.

Article 7 (Company's Right to Cancel Accommodation Contracts)

1. The Company may cancel an accommodation contract in the following cases:
 - 1) When the Company recognizes that the Guests have committed or attempted to commit an act contrary to the rules of use of the Facility, the provisions of laws and regulations, public order or good morals in connection with their accommodation;
 - 2) When the Guests intentionally damage or deface the Facility or the furniture, fixtures, and interior decorations in the Facility or plants, etc. in the Facility's garden;
 - 3) When it is recognized that the Guests fall under any of the following items (a) through (c):
 - a) Organized Crime Groups, Organized Crime Group Members, associate members of an Organized Crime Group, persons affiliated with an Organized Crime Group and other anti-social forces;
 - b) A corporation or other organization whose business activities are controlled by an Organized Crime Group or an Organized Crime Group Member;
 - c) A corporation whose officers include a person who falls under the category of an Organized Crime Group Member;
 - 4) When the Guests make noise, engage in violence or use abusive language, use fire for fireworks or barbecues and the like in prohibited areas, camp, illegally dump, engage in activities that may cause public health problems, enter the private property of neighboring residents or otherwise behave in a manner that is disruptive to neighboring residents;
 - 5) When it is clearly recognized that the Guests are persons infected with an infectious disease;
 - 6) When a violent demand or a request that creates an unreasonable burden is made in connection with the accommodation;
 - 7) When the circumstances fall under a case stipulated by the prefectural ordinances applicable to the Facility;
 - 8) When it is reasonably recognized that the Guests have taken the furniture, fixtures, equipment, etc. of the Facility out of the Facility, smoked in bed, tampered with firefighting equipment, etc. or engaged in any other prohibited actions stipulated by the Facility, or attempted to do so; or
 - 9) In addition to the preceding items, when it is reasonably recognized that the conduct of the Guests may interfere with the normal operation of the Facility.
2. If the Company cancels the accommodation contract pursuant to the provisions of the preceding paragraph, the Company shall claim compensation from the Accommodation Contractor as damages incurred by the Company for an amount equivalent to the full amount of accommodation charges based on the accommodation contract. Furthermore, such claim for compensation shall not preclude the Company's claim for compensation pursuant to Article 15.
3. If an earthquake, typhoon, flood, fire, spread of infectious disease, power outage, stoppage of water supply, breakdown of the Facility or the equipment in the Facility or other unavoidable circumstances make it difficult for the Guests to stay in the Facility safely

and comfortably, the Company may cancel the accommodation contract and shall not be liable to compensate the Guests for any damage caused by such cancellation.

Article 8 (Occupancy Hours of Guest Rooms)

1. The Guests are entitled to occupy their contracted guest rooms in the Facility from 3:00 p.m. to 10:00 a.m. the following morning.
However, when the Guests stay for consecutive days, the Guests may occupy the rooms for the entire day, except for the day of arrival and the day of departure.
2. If the Guests wish to use the guest rooms beyond the check-out time specified in the preceding paragraph (10:00 a.m.), an extension fee of two thousand two hundred (2,200) yen (tax included) per Guest per hour shall be charged, subject to the Facility's prior approval. This extension fee must be paid at the front desk upon check-out.
3. The extended use under the preceding paragraph shall be limited to one (1) hour at most, and check-out shall be made by 11:00 a.m.

Article 9 (Compliance with Rules of Use)

The Guests are required to follow the rules of use posted in the Facility while in the Facility.

Article 10 (Payment of Accommodation Charges)

1. Accommodation charges and other fees (hereinafter referred to as "Accommodation Charges, etc.") to be paid by the Guests shall be in accordance with the provisions specified by the Company on the online reservation service site and the website of the Facility.
2. The Accommodation Charges, etc. shall be paid by the Applicant at the time of application through the accommodation reservation site used by the Applicant under the preceding paragraph, in accordance with the provisions of said accommodation reservation site. However, if the Applicant is permitted to use any other reservation method and uses it, the payment shall be made in accordance with the method and timing notified to the Applicant at the time said method is used.
3. If the Guests voluntarily choose not to stay in the Facility even though the Company has made the Facility available for stay to the Guests, the Company shall require the Accommodation Contractor to pay the accommodation charges.

Article 11 (Liability of the Facility)

If the Company causes damage to the Guests due to the performance or non-performance of the accommodation contract and related agreements, the Company shall compensate for such damage. However, this shall not apply if the damage is caused by reasons not attributable to the Company.

Article 12 (Handling of Cash and Valuables, etc.)

1. The Facility cannot keep any goods, cash or valuables on behalf of the Guests, and the Guests shall be responsible for keeping them.
2. In the event of damage, such as loss of or damage to goods, cash or valuables brought into the Facility by the Guests due to an intentional or negligent act of the Facility, the Facility shall compensate for such loss or damage. However, except in the case of willful misconduct or gross negligence on the part of the Facility, the maximum amount of liability shall be fifty thousand (50,000) yen per accommodation contract.

Article 13 (Baggage Storage and Handling of Lost Property)

1. The Company may store, in the Facility, baggage or personal belongings (hereinafter referred to as "Baggage, etc.") brought directly to the Facility by the Guests before check-in or after check-out, limited to those received by the Facility. The Company shall not

- accept, for any reason whatsoever, Baggage, etc. sent via courier or other means.
2. The Company shall store Baggage, etc. received in accordance with the preceding paragraph under reasonable management. However, the Company shall not be liable for any loss, damage, theft, or other harm occurring during storage, except in cases of intentional misconduct or gross negligence.
 3. The Company may refuse to accept cash, valuables, precision equipment, fragile items, dangerous goods, food, or other items deemed inappropriate by the Facility.
 4. If the Guests leave any item at the Facility (hereinafter referred to as "Lost Property"), the Facility shall not contact the Guests individually.
 5. The Lost Property shall be disposed of after being stored for three (3) months from the date of discovery in accordance with the Lost Property Act. However, food and beverages shall be disposed of on the day of discovery for sanitary reasons.
 6. Any costs incurred for the storage, return, shipment, or other handling of Baggage, etc. or Lost Property shall be borne by the Guests.

Article 14 (Liability of Guests)

If damage is caused to the Facility due to an intentional or negligent act of the Guests, the Company may demand compensation for such damage from said Guests.

Article 15 (Governing Law and Jurisdiction)

1. The accommodation contract and these Terms and Conditions shall be governed by the laws of Japan.
2. Any dispute arising in connection with the accommodation contract and these Terms and Conditions shall be subject to the exclusive jurisdiction of the Tokyo District Court as the court of first instance.

Established on February 1, 2026