

MUJI BASE TESHIMA II Terms and Conditions for Accommodation Agreements

Article 1 (Scope of Application)

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

Article 2 (Application for Accommodation Agreements)

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

Article 3 (Establishment, etc. of Accommodation Agreements)

1. An accommodation agreement 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 agreement, the Company will deem such request as an application for a new accommodation agreement at the time such request is made. In such case, an accommodation agreement 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 agreement 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 by the Company.

Article 5 (Refusal to execute Accommodation Agreements)

1. The Company may refuse to execute an accommodation agreement 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 deems that the person who intends to stay is likely to commit an act that is against the provisions of laws and regulations, public order or good morals in connection with the accommodation;
- 5) When the Company deems that the person who intends to stay falls under any of the following items (a) through (c):
 - A) An organized crime group defined 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 defined 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 the Company deems that the person who intends to stay has an infectious disease;
- 8) When the Applicant makes a violent demand to the Company's staff or demands that the staff bear an unreasonable burden in relation to the reservation of accommodation;
- 9) When it is impossible to have the Guests stay at the Facility due to a natural disaster, facility failure or any other unavoidable reason;
- 10) When the circumstances fall under the case stipulated by the prefectural ordinances applicable to the Facility; or
- 11) In addition to the preceding items, when the Company deems that the Guests will engage in actions prohibited by the Facility, or when the Company deems that the conduct of the Guests may interfere with the normal operation of the Facility.

Article 6 (Accommodation Contractor's Right to Terminate Accommodation Agreements)

1. The Accommodation Contractor is entitled to terminate an accommodation agreement by notifying the Company.
2. If the Accommodation Contractor terminates all or part of the accommodation agreement for his/her own reasons, the Company will charge a termination fee as specified on the accommodation reservation site on which the application was made or on the Facility's website, etc.
3. If none of the Guests arrive by two hours passed from the estimated time of arrival on the check-in date stipulated in the accommodation agreement without notice from the Accommodation Contractor, the Company may deem that the accommodation agreement has been terminated by the Accommodation Contractor.

Article 7 (The Company's Right to Terminate Accommodation Agreements)

1. The Company may terminate an accommodation agreement in the following cases:
 - 1) When the Company deems that Guests have committed or attempted to commit an act against the rules of use of the Facility, the provisions of law, public order or good morals in connection with their accommodation;
 - 2) When the Guests intentionally damage or deface the Facility or the furniture, fixtures, interior decorations or plants, etc. in the Facility or in the Facility's garden;
 - 3) When the Company deems 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 the Company deems that the Guests have an infectious disease;
 - 6) When a violent demand or a demand to bear an unreasonable burden is made in connection with the accommodation;
 - 7) When the circumstances fall under the case stipulated by the prefectural ordinances applicable to the Facility; or
 - 8) When the Company deems 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 Company with respect to the Facility, or attempted to do so; or
 - 9) In addition to the preceding items, when the Company deems that the conduct of the Guests may interfere with the normal operation of the Facility.
2. If the Company terminates the accommodation agreement pursuant to the provisions of the preceding paragraph, the Company may claim compensation from the Accommodation Contractor for the amount equivalent to the full amount of accommodation charges based on the accommodation agreement as the Company's loss. For the avoidance of doubt, in addition to the compensation above, the Company may exercise the right of compensation stipulated in Article 15 cumulatively.
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 terminate the accommodation agreement and shall not be liable to compensate the Guests for any damage caused by such termination.

Article 8 (Occupancy Hours of Guest Rooms)

The Guests are entitled to occupy their contracted guest rooms in the Facility from 14:30

p.m. to 10:00 a.m. the following morning. Provided, however, that, when the Guests stay for consecutive days, the Guests may occupy the room for the entire day, except for the day of arrival and the day of departure.

Article 9 (Compliance with Rules of Use)

The Guests shall 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.") payable by the Guests shall be in accordance with the provisions of the online reservation service site and the website of the Facility specified by the Company.
2. The Accommodation Charges, etc. shall be paid by the Applicant at the time of application through the online reservation service site used by the Applicant under the preceding paragraph, in accordance with the provisions of said online reservation service site. Provided, however, that, if the Applicant uses any other reservation method, 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 to the Guests, the Accommodation Contractor shall pay to the Company the accommodation charges.

Article 11 (Liability of the Facility)

1. If the Company causes damage to the Guests due to the performance or non-performance of the Accommodation Agreements, etc., the Company shall compensate for such damage. Provided, however, that this shall not apply if the damage is caused by reasons not attributable to the Company.
2. The Company has taken out insurance to cover accidents, etc. that may occur in the Facility.

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

1. The Company does not keep any goods, cash or valuables on behalf of the Guests at the Facility, and the Guests shall be responsible for keeping them.
2. In the event of 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 Company, the Company shall compensate for such loss or damage. Provided, however, that, except in the case of willful misconduct or gross negligence of the Company, the maximum amount of liability shall be fifty thousand (50,000) yen per accommodation agreement.

Article 13 (Sending Baggage or Personal Belongings in Advance and Custody of Lost Items)

1. If the Guests' baggage arrives at the Facility prior to check-in, even if the Guests notify us prior to arrival, we will not be able to store it.
2. If the Guests' baggage or personal belongings are found to have been left at the Facility after the Guests have checked out, and the owner of the baggage or personal belongings is identified, the Company will contact the owner and request instructions. However, if there are no instructions from the owner or if the owner is unknown, such baggage or personal belongings will be stored for seven (7) days, inclusive of the day of discovery, and then reported to the nearest police station.
3. In the case of the preceding two paragraphs, the responsibility of the Company for storing the Guests' baggage or personal belongings shall be in accordance with the provisions of Paragraph 2 of the preceding Article.

Article 14 (Liability in Regard to Parking)

The Company shall not be liable for the custody of the vehicle of the Guests when the Guests utilize the parking lot of the Facility, as the Company simply offers a space for parking, regardless of whether the key to the vehicle has been deposited with the Company. However, the Guests may demand compensation from the Company for damage incurred by it due to willful misconduct or gross negligence of the Company in regard to the management of the parking lot.

Article 15 (Liability of Guests)

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

Article 16 (Governing Law and Jurisdiction)

1. The Accommodation Agreements, etc., and these Terms and Conditions shall be governed by and construed in accordance with the laws of Japan.
2. All disputes that may arise out of or in relation to the Accommodation Agreements, etc., or these Terms and Conditions shall be filed to the Tokyo District Court as the court of first instance with exclusive jurisdiction.

Ryohin Keikaku Co., Ltd.

Established on April 1, 2025