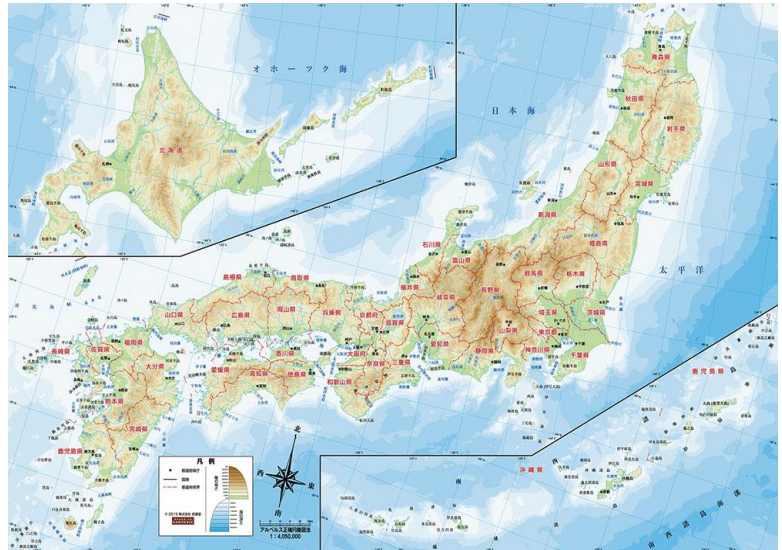


THE CHARM OF HOKKAIDO

✚ Hokkaido is the last paradise in Japan.

✚ The vast area, the splendor of the natural environment, and above all, the amount of delicious top-class ingredients in Japan such as agricultural products, fish and shellfish, and dairy products.

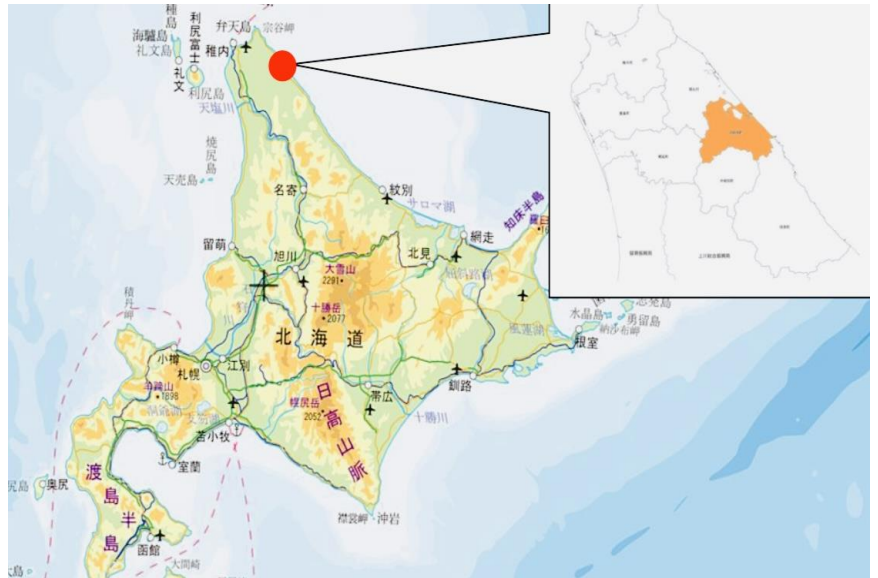


✚ Since Hokkaido is large, there are considerable differences in climate depending on the area. It is highly evaluated as a tourist destination all year round. It is also the most popular among foreigners in Japan, the second is Okinawa and the third is Kyoto.

✚ There is only one nuclear power plant, and there are relatively few earthquakes in Hokkaido, which is a place with only few disasters. Currently, there have few large companies and factories, but for that reason it is easy for foreign capital to enter, and the price of land is extremely low, which is one hundredth of Tokyo land.

✚ 10 years ago, the price of the Niseko area was 200,000 yen per tsubo (1 tsubo approx. 3.3m²), but now it is 1 million yen, which is five times higher. There have many villas here similar to Australia, Malaysia and Southeast Asia. It is crowded with tourists and skiers mainly in winter, and it is also a popular tourist destination near New Chitose Airport, Sapporo, and Otaru.

✚ Hamatonbetsu in northern Hokkaido costs 1000 yen or less per tsubo, but the green environment should be taken care of because the entire area is a forest, not just the land. Around 1990,



there was a boom in golf courses, and this area was also quite popular. There had a plan of developing an 18-hole golf course here, but after a sudden bubble economy in 1992, the owner at that time left it as it was.

For nearly 30 years since then, this area has become a cluster of



miscellaneous trees and bamboo grass, and now it is in a completely natural forest state, with only one 4m wide and 4km length public town road pass through.

✚ Since the land is a forest, the property tax on the land is only 93,200 yen per year in total. There are two small rivers flowing in the area, and this water source is also agricultural water. In addition, Japanese law has a special tax system to protect forests. Even if you sell all of this 1.1 million tsubo, it will cost about 350,000 yen as a owner name change fee. At present, anyone, such as foreign companies and individuals, can buy it with no special restrictions.



✚ Although this area is called forests, but the reality is that they are the land itself. It is OK to construct buildings such as factories as well as divert farms, ranches, fields, rice fields, etc. Besides, many people are trying to



generate solar power here. It has been confirmed by HEPCO, but it is said that it will take a few years because there is no steel tower yet.

✚ My personal opinion is that it is best to pump up water from underground of 1.1 million tsubo and make it into a drinking water. After inspecting the water quality at the local government office, it has been confirmed that the quality of water is ok for business.

✚ There are various use cases, but the least costly is to wait for the price to rise and sell it at a high price in this natural forest.



Chinese officials want the land here, but due to remittance circumstances

and Chinese political judgment, they say they can not buy too much Japanese real estate. However, three years ago, 3 million tsubo of Tomamu Resort which is near Furano, Hokkaido was acquired by Shanghai Yuyuan Tourist Mart Group for 18.5 billion yen. It is rumored that the Chinese government's aim is exclusively for 3 million tsubo of land and underground water resources.



This Tomamu resort is famous as a resort base in the mountains with hotels and golf courses, but it is also a very popular place with hundreds of thousands of foreign tourists.

The whole mountain is sloping, but my Hamatombetsu 110 tsubo is almost flat.



The development of this land is a little different depending on the purpose, but there is no problem because the ranch and farm are also in the immediate vicinity or next door. Previously, a Hong Kong trader talked about a

beef cattle production plant, but the project fizzled out. Since the area around the area is famous as a dairy area, it is understandable that there is no pollution of soil or groundwater. We have confirmed at local government offices and health centers that it is possible to construct buildings and produce PET bottles without any problems.



(Wakkanai Solar Power Plant)

✚ About transportation, it takes about 80 minutes from Haneda airport to Wakkanai airport, then less than an hour by car from Wakkanai Airport, so overall it is quite convenience. It is also about 15 to 20 minutes by car from

Hamatombetsu Town. It is a fairly large town with elementary and junior high schools. It takes 20-30 minutes on foot from the center and less than 5 minutes by car.



A dairy farm called Wada Ranch (formerly Tadano Ranch) is the entrance to the area. Up to this point is the wide town road, then there have a road with a width of 4m extends over 4km pass through the local 1.1 million tsubo. This road continues to the neighboring town. In addition, the river, which is famous for catching fish called the 17th Line River, runs in parallel with this road, and the water quality is extremely clean. The water of this river can also be used as agricultural water.

- ✚ Since it is a large land, it can be divided into a part of ranch farm, and power plant, etc. You can also plant trees, wait for it to grow, and expect timber value, in which case 90% of the cost will be subsidized by the government.

- ✚ It gets warmer year by year due to global warming, so if you build a greenhouse, you can still produce various crops.



- ✚ Underground resources of 1.1 million tsubo if available such as hot springs or coal, belong to the owner of the land.

Reference: Page 8

✚About Wakkanai power plant

About Wakkanai Site

Voice of Wakkanai City, Hokkaido:

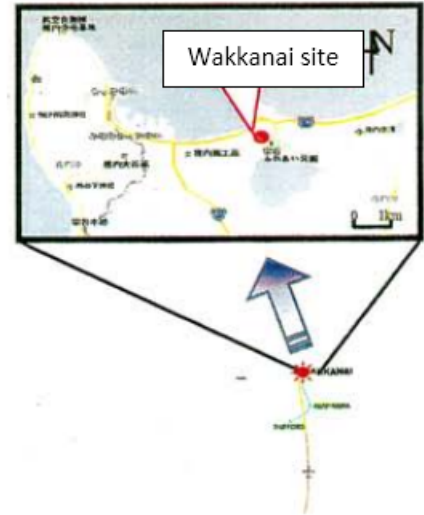
Wakkanai's climate is extremely harsh with strong winds, snow and low temperatures.

However, such a harsh natural environment can be said to be suitable for empirical research on large-scale PV power plants.

The annual amount of solar radiation in Wakkanai is almost the same as in Tokyo (about -4%).

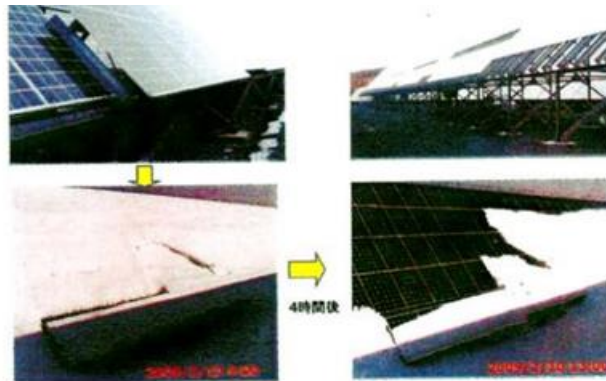
Interconnection to 33kV transmission system by private line (5km)

For various tests related to system stabilization, It can be said that it is a system suitable for understanding the effect on the power system



Measure against snow cover on PV arrays

By raising the module and adding space, It is possible to prevent snow accumulation on the array due to insufficient ground clearance



	Phase I (2006)	Phase II (2007)	Phase III (2008)
Tilt angle	33°	45°	45°
Ground height	2m	1m	2m
Reason for selection	Optimal angle from annual power generation	Cost reduction (Reduction of snow load)	Secure ground clearance and expect snow to slide down

