

To all parties concerned:

Real Estate Investment Trust Securities Issuer:
Oedo Onsen Reit Investment Corporation
Representative: Fuminori Imanishi,
Executive Director
(Securities Code: 3472)

Asset Manager:
Oedo Onsen Asset Management Co., Ltd.
Representative: Fuminori Imanishi,
Chief Executive Officer
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Notice Concerning Borrowing of Funds

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) announces that it has decided today to undertake the following borrowing of funds (the “Borrowing”).

1. Reason for the Borrowing

The proceeds of the loans will be allocated to constitute part of the funds for the repayment of short-term loans of 1,736 million yen with a repayment date of August 31, 2022.

(Note) For details, please refer to “Notice Concerning Borrowing of Funds” announced on May 24 2022. The balance of the Existing Loans prior to the undertaking of the Borrowing comes to 1,724 million yen, taking scheduled repayments and other factors into consideration.

2. Details of the Borrowing

(1) Short-term loan (Note 1)

- (1) Drawdown date : August 31, 2022
- (2) Loan amount : 250 million yen
- (3) Arranger & Agent : Sumitomo Mitsui Banking Corporation
- (4) Lender : Sumitomo Mitsui Banking Corporation (Note 2)
- (5) Interest rate (Note 3) : Base interest rate (JBA JPY TIBOR) (Note 4) (Note 5) plus 0.70%
- (6) Borrowing method : Borrowing based on the individual loan agreement dated August 29, 2022 with the lender above
Secured and unguaranteed
- (7) Interest payment date : The first interest payment date shall be the last day of September 2022, and subsequent interest payment dates shall be the last day (Note 6) of every month thereafter and the principal repayment date.
- (8) Principal repayment date : November 30, 2022 (Note 6)
- (9) Principal repayment method : 2,014 thousand yen shall be repaid on the last day (Note 6) of October 2022 with the balance to be repaid on the principal repayment date.

(2) Short-term loan

- (1) Drawdown date : August 31, 2022
- (2) Loan amount : 1,149 million yen
- (3) Arranger & Agent : Sumitomo Mitsui Banking Corporation
- (4) Lender : Sumitomo Mitsui Banking Corporation (Note 2)
- (5) Interest rate : Base interest rate (JBA JPY TIBOR) (Note 4) (Note 5) plus 0.75%
- (6) Borrowing method : Borrowing based on the individual loan agreement dated August 29, 2022 with the lender above
Secured and unguaranteed
- (7) Interest payment date : The first interest payment date shall be the last day of September 2022, and subsequent interest payment dates shall be the last day (Note 6) of every month thereafter and the principal repayment date.
- (8) Principal repayment date : May 31, 2023 (Note 6)
- (9) Principal repayment method : The first repayment shall be made on October 31, 2022, and 6,816 thousand yen shall be repaid on the last day (Note 6) of every third month thereafter, with the balance to be repaid in full on the principal repayment date.

(Note 1) “Short-term loan” refers to a loan where the principal is due within one year, and “long-term loan” refers to a loan where the principal is due within a period of more than one year. The same applies hereinafter.

(Note 2) Sumitomo Mitsui Banking Corporation can transfer their loan receivables for syndication.

(Note 3) Borrowing expenses, etc. payable to the lenders are not included. The same applies hereinafter.

(Note 4) The base interest rate applicable to a calculation period for the interest payable on each interest payment date shall be the JBA Japanese yen TIBOR (Tokyo Interbank Offered Rate), as of two business days prior to the interest payment date (in the case of the first interest calculation period, two business days prior to the borrowing date), which covers the calculation period for such interest payable. However, in cases where the interest rate is not announced, the base interest rate for such interest calculation period shall be calculated based on the method provided for in the loan agreements. Further, each interest rate will be 0% when it is below 0%.

(Note 5) Please refer to the Japanese Bankers Association (JBA) TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>) regarding the Japanese yen TIBOR.

(Note 6) If this date falls on a day that is not a business day, the repayment date shall be the immediately following business day or, if that immediately following business day falls in the next calendar month, the immediately preceding business day.

3. Status of Loans, etc. after the Borrowing

(Unit: million yen)

	Before drawdown	After Drawdown (planned)	Increase or decrease
Short-term loans	5,089	4,764	-325
Long-term loans (Note)	6,676	6,676	0
Total loans	11,766	11,441	-325
Investment corporation bonds	—	—	—
Total amount of loans and investment corporation bonds	11,766	11,441	-325
Other interest-bearing debt	—	—	—
Total interest-bearing debt	11,766	11,441	-325

(Note) Long-term loans includes the current portion of long-term loans within a year.

4. Other

There is no change to the content of “Investment Risks” of the Securities Report for the fiscal period ended May 31, 2022 (12th fiscal period) submitted on August 24, 2022 due to the Borrowing.

* The Investment Corporation’s website: <https://oom-reit.com/en/>