

To all concerned parties:

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  
Inquiries: Tomohiro Honda,  
Chief Financial Officer  
(TEL:03-6262-5456)

Notice Concerning Completion of Transfer Etc. of Real Estate in Japan  
(Oedo-Onsen Monogatari Reoma Resort: Part of Land)

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) announces today that with regard to the transfer of the real estate in Japan stated below (the “Transferred Asset”) and the acquisition of the leasehold right to the real estate in Japan (the “Acquired Asset”) as announced in the “Notice Concerning Postponement of Date of Transfer (Date of Acquisition) Regarding Transfer, Etc. of Real Estate in Japan (Oedo-Onsen Monogatari Reoma Resort: Part of Land)” released on June 10, 2022, Oedo Onsen Asset Management Co., Ltd. (the “Asset Manager”), to which the Investment Corporation entrusts the management of its assets, has decided and completed the transfer and the acquisition.

Overview of transfer, etc.

(1) Overview of transfer of real estate

Name of the transferred asset	Part of the land of Oedo-Onsen Monogatari Reoma Resort
Transfer price (Note)	82 million yen
Transferee	Not disclosed because consent has not been obtained from the transferee.
Date of sale and purchase agreement	June 6, 2022

(Note) “Transfer price” is the sale price of real estate stated in the sale and purchase agreement regarding the transferred asset, not including expenses, such as consumption tax, local consumption tax, or sale and purchase fees, and rounded down to the nearest million yen.

(2) Overview of acquisition of the leasehold right

Name of the acquired asset	Leasehold right to be set on the transferred asset
Acquisition price (Note)	22 million yen
Seller (lessor)	Not disclosed because consent has not been obtained from the lessor.
Date of lease contract	June 6, 2022

(Note) “Acquisition price” is the amount of key money paid as consideration for the setting of the leasehold rights stated in the lease contract establishing the leasehold rights, which are the acquired asset.

For details of the transferred asset and the acquired asset, please refer to “Notice Concerning Transfer, Etc. of Real Estate in Japan (Oedo-Onsen Monogatari Reoma Resort: Part of Land) ” announced on June 3, 2022 and “Notice Concerning Postponement of Date of Transfer (Date of Acquisition) Regarding Transfer, Etc. of Real Estate in Japan (Oedo-Onsen Monogatari Reoma Resort: Part of Land) ” announced on June 10, 2022.

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