

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 long-term loans of 2,500 million yen (the “Existing Loans”) (Note) with a repayment date of November 30, 2021.

(Note) For details of the existing loans, please refer to “Notice Concerning Borrowing of Funds” announced on November 30, 2017. The balance of the Existing Loans prior to the undertaking of the Borrowing comes to 2,190 million yen, taking scheduled repayments and other factors into consideration.

#### 2. Details of the Borrowing

##### (1) Short-term loan (Note 1)

- (1) Lender : Sumitomo Mitsui Banking Corporation
- (2) Loan amount : 2,190 million yen
- (3) Interest rate : Base interest rate (JBA 3-month JPY TIBOR) (Note 3) (Note 4) plus 0.70%  
(Note 2)
- (4) Drawdown date : November 30, 2021
- (5) Borrowing method : Borrowing based on the individual loan agreement dated November 26, 2021 with the lender above
- (6) Interest payment date : The first interest payment date shall be the last day of January 2022, and the principal repayment date.
- (7) Principal repayment date : February 28, 2022
- (8) Principal repayment method : 19,365,000 yen shall be repaid on the last day of January 2022 with the balance to be repaid on the principal repayment date.
- (9) Security : Secured and unguaranteed

- (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) Borrowing expenses, etc. payable to the lenders are not included. The same applies hereinafter.
- (Note 3) The base interest rate applicable to the calculation period for the interest payable on each interest payment date shall be the JBA three-month Japanese yen TIBOR (Tokyo Interbank Offered Rate) (Note 4) 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) However, with respect to the first interest calculation period, the rate shall be decided by applying linear interpolation to a published rate for the period shorter than but closest to the relevant period and that for the period longer than but closest to the relevant period, and with respect to the final interest period, the rate shall be the JBA one-month Japanese yen TIBOR (Tokyo Interbank Offered Rate) (Note 4) two business days prior to the interest payment date. 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 4) Please refer to the Japanese Bankers Association (JBA) TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) regarding the Japanese yen TIBOR.
- (Note 5) The syndicate consists of Sumitomo Mitsui Banking Corporation, San ju San Bank, The Tochigi Bank, Fukoku Mutual Life Insurance Company, The Bank of Fukuoka, and The Juhachi-Shinwa Bank

### 3. Amount, Use and Scheduled Disbursement Date of Funds to Be Procured

(1) Amount of funds to be procured

2,190 million yen

(2) Specific use of funds to be procured

The proceeds of the loans will be allocated to constitute part of the funds for the repayment of the existing loans of 2,190 million yen announced on November 25, 2021 respectively.

(3) Scheduled disbursement date

November 30, 2021

### 4. Status of Loans, etc. after the Borrowing

(Unit: million yen)

	Before drawdown	After Drawdown (planned)	Increase or decrease
Short-term loans	5,103	7,293	2,190
Long-term loans	8,966	6,776	(2,190)
Total loans	14,069	14,069	—
Investment corporation bonds	—	—	—
Total amount of loans and investment corporation bonds	14,069	14,069	—
Other interest-bearing debt	—	—	—
Total interest-bearing debt	14,069	14,069	—

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

### 5. Other Matters Necessary for Investors’ Appropriate Understanding and Judgment of the Subject Information

There is no change to the content of “Part I. Fund Information, I Status of Fund, 3. Investment Risks” of the Securities Report for the fiscal period ended May 31, 2021 (10th fiscal period) submitted on August 24, 2021 due to the Borrowing.

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