

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: Yoshimi Nishibeppu,
 Chief Planning &
 Coordination Officer
 (TEL:03-6262-5456)

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)

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) announced today that with regard to the transfer of the real estate in Japan stated below (the “Asset to be Transferred”) and the acquisition of the leasehold right to the real estate in Japan (the “Asset to be Acquired”) as announced in the “Notice Concerning Transfer, Etc. of Real Estate in Japan (Oedo-Onsen Monogatari Reoma Resort: Part of Land)” released on June 3, 2022 (including revisions on June 9, 2022), Oedo Onsen Asset Management Co., Ltd. (the “Asset Manager”), to which the Investment Corporation entrusts the management of its assets, has decided to postpone the date of transfer (date of acquisition), which had been planned to be June 10, 2022, because it has been found that it will take a reasonable amount of time for the relevant financial institution to confirm the details of the loan execution with an institution in the country where the financial institution is located, although it has been decided that there will be a loan from the source of finance to the transferee (acquirer). Currently, it is planned to postpone the date of transfer, etc. until July 2, 2022; however, we will make another announcement when the transfer (acquisition) is completed.

1. Overview of transfer, etc.

(1) Overview of transfer of real estate

Name of the asset to be transferred	Part of the land of Oedo-Onsen Monogatari Reoma Resort
Planned 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) “Planned transfer price” is the sale price of real estate stated in the sale and purchase agreement regarding the asset to be transferred, not including expenses, such as consumption tax, local consumption tax, or sale and purchase fees, and rounded down to the nearest million yen. The same applies hereinafter.

(2) Overview of acquisition of the leasehold right

Name of the asset to be acquired	Leasehold right to be set on the asset to be transferred
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Planned 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) “Planned 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 asset to be acquired. The same applies hereinafter.

2. Future outlook

The impact of the postponement of date of transfer on the outlook of the future management status during the fiscal period ending November 30, 2022 (the 13th fiscal period: June 1, 2022 to November 30, 2022) is minor, and there is no change from the forecasts in “Notice Concerning Revisions to Forecasts of Financial Results and Distributions for the Fiscal Period Ending May 2022 and November 2022” published on February 22, 2022.

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