

To all parties concerned:

Real Estate Investment Trust Securities Issuer:

Oedo Onsen Reit Investment Corporation

Representative: Takeshi Kirihara,
Executive Director
(Securities Code: 3472)

Asset Manager:

Oedo Onsen Asset Management Co., Ltd.

Representative: Takeshi Kirihara,
Chief Executive Officer
Inquiries: Tomohiro Honda,
Director,
Chief Financial Officer,
Chief Planning &
Coordination Officer
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Notice Concerning Disclosure of "ESG Initiatives" on the Investment Corporation's Website

Oedo Onsen Reit Investment Corporation (the "Investment Corporation") announces that Oedo Onsen Asset Management Co., Ltd. (the "Asset Manager"), to which the Investment Corporation entrusts the management of its assets, has posted "ESG Initiatives" on the Investment Corporation's website today.

URL : <https://oom-reit.com/en/>

※Click "ESG Initiatives" on the left side menu of the top page or the banner "ESG Oedo Onsen REIT" on the right side of the page to open the PDF file.

1. ESG Policy

- (1) Addressing climate change and reducing the environmental impact of the real estate we operate
- (2) Consideration of employees
- (3) Collaboration with external stakeholders
- (4) Compliance with laws and regulations and development of organizational structure
- (5) Easy-to-understand disclosure of ESG information

2. ESG Structure

- Chief Sustainability Officer : President and Representative Director

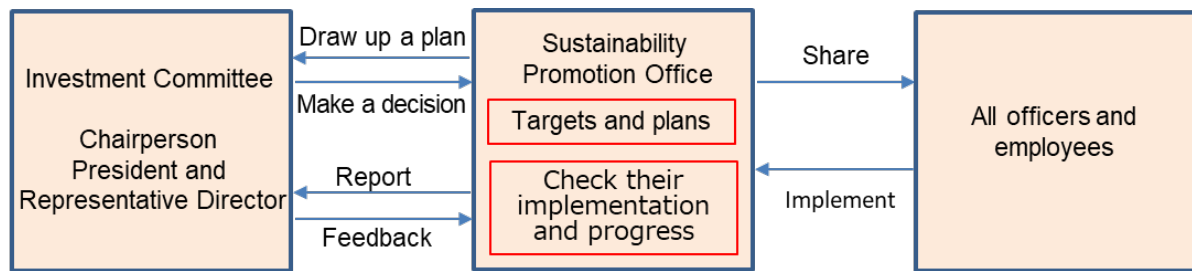
We build the ESG structure and supervise the formulation and implementation of the ESG promotion policy, targets and plans.

- Sustainability Promotion Office

In principle, the office has four regular meetings annually and formulates and implements targets and plans.

The targets and plans formulated by the office are deliberated by the Investment Committee which makes decisions regarding them.

The office reports the progress of the targets and plans to the Investment Committee twice a year or more often.



3. ESG Initiatives

(1) Environment

- Initiatives for improvement of our environmental performance and reduction of environmental impact

(2) Social

- Build a collaboration system with tenants, property managers and operators
- Contributions to Local Communities and Society
- Consideration of employees
- Actions for investors and lenders
- Signatory to the Principles for Financial Action for the 21st Century

(3) Governance

- Decision-making process
- Same-boat investment
- Policy on efforts concerning customer-oriented business operations
- Conducting training sessions, etc.
- Monitoring of outside subcontractors

4. Initiatives Going Forward

The Investment Corporation and the Asset Manager consider that activities to improve sustainability, such as environmental considerations, social contribution and the reinforcement of organizational governance in asset management operations are essential for achieving a medium- to long-term increase in the investor value of the Investment Corporation. With this recognition, two companies will continue to work on ESG initiatives going forward.

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