

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: Shinya Ito,
Chief Planning &
Coordination Officer
(TEL:03-6262-5456)

Notice Concerning Extension of Effective Date of Unitholder Benefit Program

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) hereby announces that, in response to the Japanese government’s extension of the state of emergency to 11 prefectures to combat the spread of the COVID-19 coronavirus, the effective date for the unitholder benefit program for the 7th fiscal period (fiscal period ended November 30, 2019) has been extended as described below, to ensure unitholders have opportunities to use the facilities. For more information about the unitholder benefit program, please refer to the “Notice Concerning Determination of Overview of Unitholder Benefit Program for the Seventh Fiscal Period Ending November 30, 2019” announced on November 8, 2019.

1. Unitholder Benefit

Coupons for unitholders in the 7th fiscal period (fiscal period ended November 30, 2019)

2. Period of Validity of Coupons

Before change	After change
Until check-in on <u>February 28, 2021</u>	Until check-in on <u>March 31, 2021</u>

3. Contact for Inquiry Concerning the Unitholder Benefit Program

Asset Manager:	Oedo Onsen Asset Management Co., Ltd.
Telephone:	03-6262-5456 (Investor Relations direct)
Office hours:	9:00 a.m. to 6:00 p.m. (excluding Saturdays, Sundays, public holidays, and holidays stipulated by the Asset Manager)

* Oedo Onsen Reit Investment Corporation’s website is: <https://oom-reit.com/en/>