

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

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

Notice Concerning Monthly Disclosure for June 2021

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) has announced portfolio operating results for June 2021.

1. Lodging Portfolio: Room occupancy rate, ADR, RevPAR and Sales

(1) Entire Portfolio

Data	June 2021 (A)	June 2020 (B)	Change (A-B)	Change	Period Ending November 30, 2021 (Cumulative through June 30, 2021) (June 1, 2021 to November 30, 2021)			
					11th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	% Change
Room occupancy rate (%)	31.6	6.0	+25.6	+426.7%	31.6	6.0	+25.6	+426.7%
ADR (yen)	19,746	24,150	-4,404	-18.2%	19,746	24,150	-4,404	-18.2%
RevPAR (yen)	6,239	1,449	+4,790	+330.6%	6,239	1,449	+4,790	+330.6%
Sales (mn yen)	305	69	+236	+340.8%	305	69	+236	+340.8%

(2) Properties

Property	Data	June 2021 (A)	June 2020 (B)	Change (A-B)	Change	Period Ending November 30, 2021 (Cumulative through June 30, 2021) (June 1, 2021 to November 30, 2021)			
						11th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	% Change
Oedo-Onsen Monogatari Reoma Resort (Hotel Reoma no Mori)	Room occupancy rate (%)	11.7	-	+11.7	-	11.7	-	+11.7	-
	ADR (yen)	24,594	-	+24,594	-	24,594	-	+24,594	-
	RevPAR (yen)	2,877	-	+2,877	-	2,877	-	+2,877	-
	Sales (mn yen)	26	0	+26	-	26	0	+26	-

Property	Data	June 2021 (A)	June 2020 (B)	Change (A-B)	Change	Period Ending November 30, 2021 (Cumulative through June 30, 2021) (June 1, 2021 to November 30, 2021)			
						11th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	% Change
Ooedo-Onsen Monogatari Ise-shima	Room occupancy rate (%)	52.0	46.2	+5.8	+12.6%	52.0	46.2	+5.8	+12.6%
	ADR (yen)	19,426	23,026	-3,600	-15.6%	19,426	23,026	-3,600	-15.6%
	RevPAR (yen)	10,101	10,638	-537	-5.0%	10,101	10,638	-537	-5.0%
	Sales (mn yen)	29	30	-1	-4.0%	29	30	-1	-4.0%
Ito Hotel New Okabe	Room occupancy rate (%)	45.0	-	+45.0	-	45.0	-	+45.0	-
	ADR (yen)	17,950	-	+17,950	-	17,950	-	+17,950	-
	RevPAR (yen)	8,077	-	+8,077	-	8,077	-	+8,077	-
	Sales (mn yen)	29	0	+29	-	29	0	+29	-
Ooedo-Onsen Monogatari Atami	Room occupancy rate (%)	61.7	14.8	+46.9	+316.9%	61.7	14.8	+46.9	+316.9%
	ADR (yen)	19,588	23,765	-4,177	-17.6%	19,588	23,765	-4,177	-17.6%
	RevPAR (yen)	12,085	3,517	+8,568	+243.6%	12,085	3,517	+8,568	+243.6%
	Sales (mn yen)	31	8	+22	+260.5%	31	8	+22	+260.5%
Ooedo-Onsen Monogatari Toi Marine Hotel	Room occupancy rate (%)	44.6	-	+44.6	-	44.6	-	+44.6	-
	ADR (yen)	16,940	-	+16,940	-	16,940	-	+16,940	-
	RevPAR (yen)	7,555	-	+7,555	-	7,555	-	+7,555	-
	Sales (mn yen)	16	0	+16	-	16	0	+16	-
Ooedo-Onsen Monogatari Awara	Room occupancy rate (%)	37.0	-	+37.0	-	37.0	-	+37.0	-
	ADR (yen)	19,852	-	+19,852	-	19,852	-	+19,852	-
	RevPAR (yen)	7,345	-	+7,345	-	7,345	-	+7,345	-
	Sales (mn yen)	24	0	+24	-	24	0	+24	-
Ooedo-Onsen Monogatari Kamoshika-so	Room occupancy rate (%)	40.2	-	+40.2	-	40.2	-	+40.2	-
	ADR (yen)	19,621	-	+19,621	-	19,621	-	+19,621	-
	RevPAR (yen)	7,887	-	+7,887	-	7,887	-	+7,887	-
	Sales (mn yen)	15	0	+15	-	15	0	+15	-
Ooedo-Onsen Monogatari Ikaho	Room occupancy rate (%)	68.3	-	+68.3	-	68.3	-	+68.3	-
	ADR (yen)	20,123	-	+20,123	-	20,123	-	+20,123	-
	RevPAR (yen)	13,744	-	+13,744	-	13,744	-	+13,744	-
	Sales (mn yen)	18	0	+18	-	18	0	+18	-
Ooedo-Onsen Monogatari Kimitsu-no-mori	Room occupancy rate (%)	63.2	-	+63.2	-	63.2	-	+63.2	-
	ADR (yen)	19,105	-	+19,105	-	19,105	-	+19,105	-
	RevPAR (yen)	12,074	-	+12,074	-	12,074	-	+12,074	-
	Sales (mn yen)	19	0	+19	-	19	0	+19	-

Property	Data	June 2021 (A)	June 2020 (B)	Change (A-B)	Change	Period Ending November 30, 2021 (Cumulative through June 30, 2021) (June 1, 2021 to November 30, 2021)			
						11th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	% Change
Ooedo-Onsen Monogatari Nagasaki Hotel Seifu	Room occupancy rate (%)	19.5	20.7	-1.2	-5.8%	19.5	20.7	-1.2	-5.8%
	ADR (yen)	20,265	27,186	-6,921	-25.5%	20,265	27,186	-6,921	-25.5%
	RevPAR (yen)	3,951	5,627	-1,676	-29.8%	3,951	5,627	-1,676	-29.8%
	Sales (mn yen)	13	18	-5	-29.2%	13	18	-5	-29.2%
Ooedo-Onsen Monogatari Kounkaku	Room occupancy rate (%)	18.6	-	+18.6	-	18.6	-	+18.6	-
	ADR (yen)	18,819	-	+18,819	-	18,819	-	+18,819	-
	RevPAR (yen)	3,500	-	+3,500	-	3,500	-	+3,500	-
	Sales (mn yen)	13	0	+13	-	13	0	+13	-
Kinugawa Kanko Hotel	Room occupancy rate (%)	15.6	-	+15.6	-	15.6	-	+15.6	-
	ADR (yen)	21,589	-	+21,589	-	21,589	-	+21,589	-
	RevPAR (yen)	3,367	-	+3,367	-	3,367	-	+3,367	-
	Sales (mn yen)	20	0	+20	-	20	0	+20	-
Ooedo-Onsen Monogatari Kinosaki	Room occupancy rate (%)	19.2	14.3	+4.9	+34.3%	19.2	14.3	+4.9	+34.3%
	ADR (yen)	22,671	24,461	-1,790	-7.3%	22,671	24,461	-1,790	-7.3%
	RevPAR (yen)	4,352	3,497	+855	+24.4%	4,352	3,497	+855	+24.4%
	Sales (mn yen)	14	12	+2	+21.3%	14	12	+2	+21.3%
Ooedo-Onsen Monogatari Higashiyama Grand Hotel	Room occupancy rate (%)	44.1	-	+44.1	-	44.1	-	+44.1	-
	ADR (yen)	19,013	-	+19,013	-	19,013	-	+19,013	-
	RevPAR (yen)	8,384	-	+8,384	-	8,384	-	+8,384	-
	Sales (mn yen)	32	0	+32	-	32	0	+32	-

Notes:

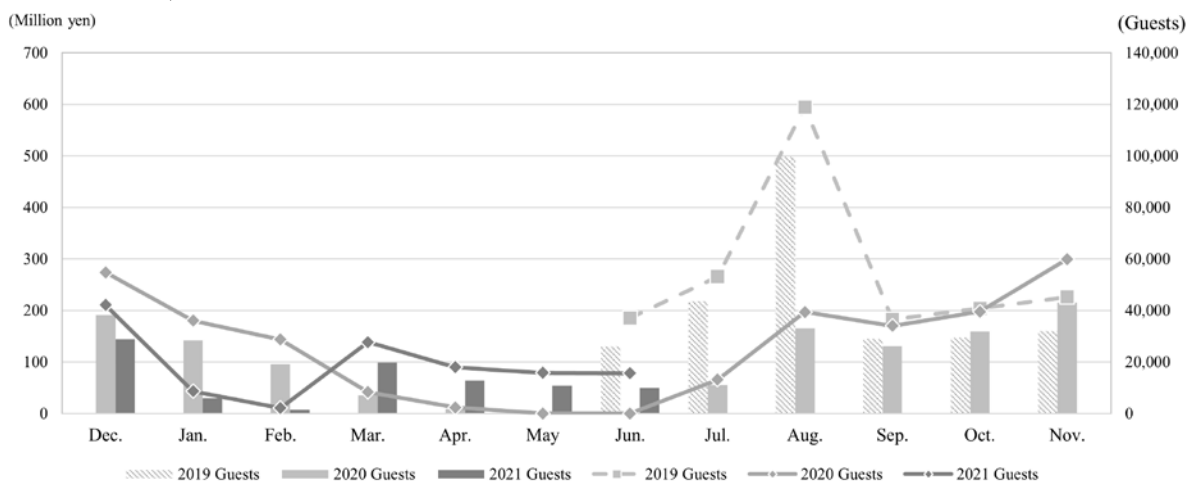
1. The Eleventh Period is from June 1, 2021 to November 30, 2021. This press release presents cumulative data through June 30, 2021. The previous corresponding period began on June 1, 2020 and ended November 30, 2020, for which this press release presents cumulative data through June 30, 2020. The same applies to all following data.
2. The above data is generally tenant information. However, some data are calculated by Ooedo Onsen Asset Management Co., Ltd. based on tenant information. The above data June have been compiled using accounting and other standards that differ from those the Investment Corporation applies. It is unaudited, and its accuracy and completeness are not guaranteed. In addition, the above data June not match data presented in materials such as the annual securities report.
3. Room occupancy rate is calculated using the following formula and is rounded to the nearest tenth:

$$\text{Room occupancy rate} = \frac{\text{total rooms sold during the period}}{\text{total rooms available during the period}} \times 100 (\%)$$
However, total rooms available during the period include rooms of which sales are suspended due to renovation work, etc.
4. Average daily rate (ADR) is calculated for a given time period by dividing total room revenue by total rooms sold and is rounded down to the nearest specified unit.
5. Revenue per available room (RevPAR) is calculated for a given time period by dividing total room revenue by total rooms available, and is rounded down to the nearest specified unit. RevPAR can also be calculated by multiplying ADR by the room occupancy rate.
6. Sales is income from guests from the operation of lodging and related businesses, and is rounded down to the nearest million yen.
7. Operating results for Ito Hotel New Okabe include Surugatei, which the Investment Corporation does not own.
8. Operating results for Ooedo-Onsen Monogatari Kounkaku include the annex, which the Investment Corporation does not own.

2. Oedo-Onsen Monogatari Reoma Resort (New Reoma World): Number of Guests and Sales

Data	June 2021 (A)	June 2020 (B)	Change (A-B)	Change	Period Ending November 30, 2021 (Cumulative through June 30, 2021) (June 1, 2021 to November 30, 2021)			
					11th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	% Change
Number of guests	15,636	-	+15,636	-	15,636	-	+15,636	-
Sales (million yen)	50	0	+50	-	50	0	+50	-

Reference: Year-on-Year Comparison of Number of Guests and Sales for Oedo-Onsen Monogatari Reoma Resort (New Reoma World)



Notes:

- Number of guests is the total number of people using New Reoma World during the period.
- The above data is generally tenant information. However, some data are calculated by Oedo Onsen Asset Management Co., Ltd. based on tenant information. The above data June have been compiled using accounting and other standards that differ from those the Investment Corporation applies. It is unaudited, and its accuracy and completeness are not guaranteed. In addition, the above data June not match data presented in materials such as the annual securities report.
- 2019 is the period from June 1, 2019 to November 30, 2019. 2020 is the 12-month period from December 1, 2019 to November 30, 2020. 2021 is the period from December 1, 2020 to June 30, 2021.

3. Additional Notes

- The following facilities were temporarily closed due to measures to prevent the spread of the coronavirus infectious disease (COVID-19) in Japan as well as recent customer trends.
 - All day from April 1 to May 31, 2021 and Monday to Thursday from June 1 to July 1, 2021 Oedo-Onsen Monogatari Kounkaku
 - Monday to Thursday from May 31 to July 1, 2021 Oedo-Onsen Monogatari Nagasaki Hotel Seifu, Kinugawa Kanko Hotel, Oedo-Onsen Monogatari Kinosaki
- All facilities were temporarily closed last year due to measures to prevent the spread of the COVID-19 in Japan as well as recent customer trends.
 - From April 6 to June 30, 2020 Oedo-Onsen Monogatari Kamoshika-so
 - From April 14 to June 30, 2020 Oedo-Onsen Monogatari Toi Marine Hotel
 - From April 21 to June 30, 2020 Oedo-Onsen Monogatari Reoma Resort (New Reoma World)
 - From April 23 to May 21, 2020 Oedo-Onsen Monogatari Ise-shima
 - From April 25 to June 19, 2020 Oedo-Onsen Monogatari Atami
 - From April 25 to June 30, 2020 Kinugawa Kanko Hotel
 - From April 26 to June 19, 2020 Oedo-Onsen Monogatari Nagasaki Hotel Seifu, Oedo-Onsen Monogatari Kinosaki
 - From April 26 to June 30, 2020 Oedo-Onsen Monogatari Reoma Resort (Hotel Reoma no Mori), Oedo-Onsen Monogatari Awara,
 - From April 27 to June 30, 2020 Oedo-Onsen Monogatari Kounkaku
 - From April 28 to June 30, 2020 Ito Hotel New Okabe
 - From April 29 to June 30, 2020 Oedo-Onsen Monogatari Ikaho, Oedo-Onsen Monogatari Kimitsu-no-mori, Oedo-Onsen Monogatari Higashiyama Grand Hotel
- For the financial results forecasts of the Investment Corporation, please refer to the “Summary of REIT Financial Report for the 10th Fiscal Period” published on July 20, 2021.

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