

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 Monthly Disclosure for June 2022

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) has announced portfolio operating results for June 2022.

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

(1) Entire Portfolio

Data	June 2022 (A)	June 2021 (B)	Change (A-B)	Change	Period Ending November 30, 2022 (Cumulative through June 30, 2022) (June 1, 2022 to November 30, 2022)			
					13th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Room occupancy rate (%)	63.9	31.6	+32.3	+102.2%	63.9	31.6	+32.3	+102.2%
ADR (yen)	25,451	19,746	+5,705	+28.9%	25,451	19,746	+5,705	+28.9%
RevPAR (yen)	16,263	6,239	+10,024	+160.7%	16,263	6,239	+10,024	+160.7%
Sales (mn yen)	755	305	+449	+147.1%	755	305	+449	+147.1%

*Oedo-Onsen Monogatari Nagasaki Hotel Seifu was sold on January 13, 2022.

Therefore, the figures for Oedo-Onsen Monogatari Nagasaki Hotel Seifu are not included in June 2022 (A), but are included in June 2021 (B) and Previous Corresponding Period Total (Cumulative).

(2) Properties

Property	Data	June 2022 (A)	June 2021 (B)	Change (A-B)	Change	Period Ending November 30, 2022 (Cumulative through June 30, 2022) (June 1, 2022 to November 30, 2022)			
						13th 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 (%)	51.2	11.7	+39.5	+337.6%	51.2	11.7	+39.5	+337.6%
	ADR (yen)	25,338	24,594	+744	+3.0%	25,338	24,594	+744	+3.0%
	RevPAR (yen)	12,973	2,877	+10,096	+350.9%	12,973	2,877	+10,096	+350.9%
	Sales (mn yen)	127	26	+100	+381.7%	127	26	+100	+381.7%

Property	Data	June 2022 (A)	June 2021 (B)	Change (A-B)	Change	Period Ending November 30, 2022 (Cumulative through June 30, 2022) (June 1, 2022 to November 30, 2022)			
						13th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Ooedo-Onsen Monogatari Ise-shima	Room occupancy rate (%)	82.7	52.0	+30.7	+59.0%	82.7	52.0	+30.7	+59.0%
	ADR (yen)	27,096	19,426	+7,670	+39.5%	27,096	19,426	+7,670	+39.5%
	RevPAR (yen)	22,408	10,101	+12,307	+121.8%	22,408	10,101	+12,307	+121.8%
	Sales (mn yen)	64	29	+35	+119.5%	64	29	+35	+119.5%
Ito Hotel New Okabe	Room occupancy rate (%)	56.0	45.0	+11.0	+24.4%	56.0	45.0	+11.0	+24.4%
	ADR (yen)	24,924	17,950	+6,974	+38.9%	24,924	17,950	+6,974	+38.9%
	RevPAR (yen)	13,957	8,077	+5,880	+72.8%	13,957	8,077	+5,880	+72.8%
	Sales (mn yen)	51	29	+22	+74.0%	51	29	+22	+74.0%
Ooedo-Onsen Monogatari Atami	Room occupancy rate (%)	80.0	61.7	+18.3	+29.7%	80.0	61.7	+18.3	+29.7%
	ADR (yen)	26,156	19,588	+6,568	+33.5%	26,156	19,588	+6,568	+33.5%
	RevPAR (yen)	20,924	12,085	+8,839	+73.1%	20,924	12,085	+8,839	+73.1%
	Sales (mn yen)	54	31	+23	+72.6%	54	31	+23	+72.6%
Ooedo-Onsen Monogatari Toi Marine Hotel	Room occupancy rate (%)	58.9	44.6	+14.3	+32.1%	58.9	44.6	+14.3	+32.1%
	ADR (yen)	24,318	16,940	+7,378	+43.6%	24,318	16,940	+7,378	+43.6%
	RevPAR (yen)	14,323	7,555	+6,768	+89.6%	14,323	7,555	+6,768	+89.6%
	Sales (mn yen)	30	16	+14	+91.0%	30	16	+14	+91.0%
Ooedo-Onsen Monogatari Awara	Room occupancy rate (%)	55.5	37.0	+18.5	+50.0%	55.5	37.0	+18.5	+50.0%
	ADR (yen)	22,882	19,852	+3,030	+15.3%	22,882	19,852	+3,030	+15.3%
	RevPAR (yen)	12,699	7,345	+5,354	+72.9%	12,699	7,345	+5,354	+72.9%
	Sales (mn yen)	40	24	+16	+69.4%	40	24	+16	+69.4%
Ooedo-Onsen Monogatari Kamoshika-so	Room occupancy rate (%)	74.9	40.2	+34.7	+86.3%	74.9	40.2	+34.7	+86.3%
	ADR (yen)	25,602	19,621	+5,981	+30.5%	25,602	19,621	+5,981	+30.5%
	RevPAR (yen)	19,175	7,887	+11,288	+143.1%	19,175	7,887	+11,288	+143.1%
	Sales (mn yen)	38	15	+23	+146.0%	38	15	+23	+146.0%
Ooedo-Onsen Monogatari Ikaho	Room occupancy rate (%)	80.4	68.3	+12.1	+17.7%	80.4	68.3	+12.1	+17.7%
	ADR (yen)	29,383	20,123	+9,260	+46.0%	29,383	20,123	+9,260	+46.0%
	RevPAR (yen)	23,623	13,744	+9,879	+71.9%	23,623	13,744	+9,879	+71.9%
	Sales (mn yen)	33	18	+14	+75.1%	33	18	+14	+75.1%
Ooedo-Onsen Monogatari Kimitsu-no-mori	Room occupancy rate (%)	72.9	63.2	+9.7	+15.3%	72.9	63.2	+9.7	+15.3%
	ADR (yen)	25,147	19,105	+6,042	+31.6%	25,147	19,105	+6,042	+31.6%
	RevPAR (yen)	18,332	12,074	+6,258	+51.8%	18,332	12,074	+6,258	+51.8%
	Sales (mn yen)	29	19	+10	+53.3%	29	19	+10	+53.3%

Property	Data	June 2022 (A)	June 2021 (B)	Change (A-B)	Change	Period Ending November 30, 2022 (Cumulative through June 30, 2022) (June 1, 2022 to November 30, 2022)			
						13th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Ooedo-Onsen Monogatari Kounkaku	Room occupancy rate (%)	42.4	18.6	+23.8	+128.0%	42.4	18.6	+23.8	+128.0%
	ADR (yen)	24,621	18,819	+5,802	+30.8%	24,621	18,819	+5,802	+30.8%
	RevPAR (yen)	10,439	3,500	+6,939	+198.3%	10,439	3,500	+6,939	+198.3%
	Sales (mn yen)	41	13	+27	+210.1%	41	13	+27	+210.1%
Kinugawa Kanko Hotel	Room occupancy rate (%)	64.9	15.6	+49.3	+316.0%	64.9	15.6	+49.3	+316.0%
	ADR (yen)	24,372	21,589	+2,783	+12.9%	24,372	21,589	+2,783	+12.9%
	RevPAR (yen)	15,817	3,367	+12,450	+369.8%	15,817	3,367	+12,450	+369.8%
	Sales (mn yen)	92	20	+71	+353.0%	92	20	+71	+353.0%
Ooedo-Onsen Monogatari Kinasaki	Room occupancy rate (%)	71.6	19.2	+52.4	+272.9%	71.6	19.2	+52.4	+272.9%
	ADR (yen)	27,372	22,671	+4,701	+20.7%	27,372	22,671	+4,701	+20.7%
	RevPAR (yen)	19,598	4,352	+15,246	+350.3%	19,598	4,352	+15,246	+350.3%
	Sales (mn yen)	69	14	+54	+375.4%	69	14	+54	+375.4%
Ooedo-Onsen Monogatari Higashiyama Grand Hotel	Room occupancy rate (%)	80.7	44.1	+36.6	+83.0%	80.7	44.1	+36.6	+83.0%
	ADR (yen)	25,084	19,013	+6,071	+31.9%	25,084	19,013	+6,071	+31.9%
	RevPAR (yen)	20,242	8,384	+11,858	+141.4%	20,242	8,384	+11,858	+141.4%
	Sales (mn yen)	80	32	+47	+146.9%	80	32	+47	+146.9%

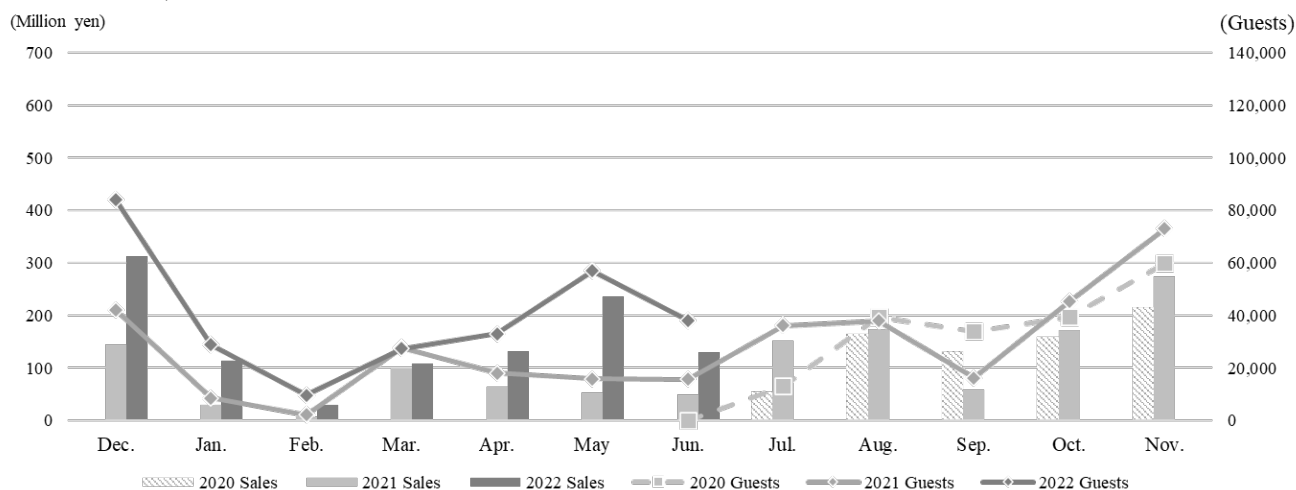
Notes:

1. The Thirteenth Period is from June 1, 2022 to November 30, 2022. This press release presents cumulative data through June 30, 2022. The previous corresponding period began on June 1, 2021 and ended November 30, 2021, for which this press release presents cumulative data through June 30, 2021. 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:
Room occupancy rate = total rooms sold during the period ÷ total rooms available during the period x 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. Ooedo-Onsen Monogatari Reoma Resort (New Reoma World): Number of Guests and Sales

Data	June 2022 (A)	June 2021 (B)	Change (A-B)	Change	Period Ending November 30, 2022 (Cumulative through June 30, 2022) (June 1, 2022 to November 30, 2022)			
					12th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Number of guests	38,162	15,636	+22,526	+144.1%	38,162	15,636	+22,526	+144.1%
Sales (million yen)	130	50	+79	+158.4%	130	50	+79	+158.4%

Reference: Year-on-Year Comparison of Number of Guests and Sales for Ooedo-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 Ooedo Onsen Asset Management Co., Ltd. based on tenant information. The above data 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 not match data presented in materials such as the annual securities report.

3. Additional Notes

- Although there was some influence by the coronavirus infectious disease (COVID-19), with the implementation of the prefectural campaigns, there were signs of a recovery in room occupancy rate and sales.
- The following facilities were temporarily closed previous year, due to measures to prevent the spread of COVID-19 in Japan as well as recent customer trends.
 - Monday to Thursday from May 31 to July 1, 2021 Ooedo-Onsen Monogatari Reoma Resort (New Reoma World), Kinugawa Kanko Hotel, Ooedo-Onsen Monogatari Kinosaki
 - Monday to Thursday from June 1 to July 1, 2021 Ooedo-Onsen Monogatari Kounkaku
- For the financial results forecasts of the Investment Corporation, please refer to the “Summary of REIT Financial Report for the 12th Fiscal Period” published on July 20, 2022.

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