

To all parties concerned:

Real Estate Investment Trust Securities Issuer:

Ooedo Onsen Reit Investment Corporation

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

Asset Manager:

Ooedo Onsen Asset Management Co., Ltd.

Representative: Takeshi Kirihara,
Chief Executive Officer

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Notice Concerning Monthly Disclosure for June 2023

Ooedo Onsen Reit Investment Corporation (the “Investment Corporation”) has announced portfolio operating results for June 2023.

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

(1) Entire Portfolio

Data	June 2023 (A)	June 2022 (B)	Change (A-B)	Change	Period Ending November 30, 2023 (June 1, 2023 to November 30, 2023)			
					15th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Room occupancy rate (%)	67.0	62.6	+4.4	+7.0%	67.0	62.6	+4.4	+7.0%
ADR (yen)	26,185	25,246	+939	+3.7%	26,185	25,246	+939	+3.7%
RevPAR (yen)	17,543	15,803	+1,740	+11.0%	17,543	15,803	+1,740	+11.0%
Sales (mn yen)	719	646	+73	+11.3%	719	646	+73	+11.3%

(2) Properties

Property	Data	June 2023 (A)	June 2022 (B)	Change (A-B)	Change	Period Ending November 30, 2023 (June 1, 2023 to November 30, 2023)			
						15th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Ooedo-Onsen Monogatari Reoma Resort (Hotel Reoma no Mori)	Room occupancy rate (%)	62.9	51.2	+11.7	+22.9%	62.9	51.2	+11.7	+22.9%
	ADR (yen)	25,324	25,338	-14	-0.1%	25,324	25,338	-14	-0.1%
	RevPAR (yen)	15,928	12,973	+2,955	+22.8%	15,928	12,973	+2,955	+22.8%
	Sales (mn yen)	155	127	+27	+21.8%	155	127	+27	+21.8%
Ooedo-Onsen Monogatari Ise-shima	Room occupancy rate (%)	77.1	82.7	-5.6	-6.8%	77.1	82.7	-5.6	-6.8%
	ADR (yen)	29,403	27,096	+2,307	+8.5%	29,403	27,096	+2,307	+8.5%
	RevPAR (yen)	22,669	22,408	+261	+1.2%	22,669	22,408	+261	+1.2%
	Sales (mn yen)	65	64	+1	+2.0%	65	64	+1	+2.0%
Ito Hotel New Okabe	Room occupancy rate (%)	68.0	56.0	+12.0	+21.4%	68.0	56.0	+12.0	+21.4%
	ADR (yen)	28,780	24,924	+3,856	+15.5%	28,780	24,924	+3,856	+15.5%
	RevPAR (yen)	19,570	13,957	+5,613	+40.2%	19,570	13,957	+5,613	+40.2%
	Sales (mn yen)	70	51	+19	+36.9%	70	51	+19	+36.9%

Property	Data	June 2023 (A)	June 2022 (B)	Change (A-B)	Change	Period Ending November 30, 2023 (June 1, 2023 to November 30, 2023)			
						15th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Ooedo-Onsen Monogatari Atami	Room occupancy rate (%)	48.8	80.0	-31.2	-39.0%	48.8	80.0	-31.2	-39.0%
	ADR (yen)	31,945	26,156	+5,789	+22.1%	31,945	26,156	+5,789	+22.1%
	RevPAR (yen)	15,589	20,924	-5,335	-25.5%	15,589	20,924	-5,335	-25.5%
	Sales (mn yen)	40	54	-13	-25.5%	40	54	-13	-25.5%
Ooedo-Onsen Monogatari Toi Marine Hotel	Room occupancy rate (%)	61.8	58.9	+2.9	+4.9%	61.8	58.9	+2.9	+4.9%
	ADR (yen)	24,252	24,318	-66	-0.3%	24,252	24,318	-66	-0.3%
	RevPAR (yen)	14,987	14,323	+664	+4.6%	14,987	14,323	+664	+4.6%
	Sales (mn yen)	31	30	+1	+3.5%	31	30	+1	+3.5%
Ooedo-Onsen Monogatari Awara	Room occupancy rate (%)	64.4	55.5	+8.9	+16.0%	64.4	55.5	+8.9	+16.0%
	ADR (yen)	22,824	22,882	-58	-0.3%	22,824	22,882	-58	-0.3%
	RevPAR (yen)	14,698	12,699	+1,999	+15.7%	14,698	12,699	+1,999	+15.7%
	Sales (mn yen)	47	40	+7	+17.2%	47	40	+7	+17.2%
Ooedo-Onsen Monogatari Ikaho	Room occupancy rate (%)	80.9	80.4	+0.5	+0.6%	80.9	80.4	+0.5	+0.6%
	ADR (yen)	30,140	29,383	+757	+2.6%	30,140	29,383	+757	+2.6%
	RevPAR (yen)	24,383	23,623	+760	+3.2%	24,383	23,623	+760	+3.2%
	Sales (mn yen)	32	33	-0	-0.4%	32	33	-0	-0.4%
Ooedo-Onsen Monogatari Kimitsu-nomori	Room occupancy rate (%)	73.5	72.9	+0.6	+0.8%	73.5	72.9	+0.6	+0.8%
	ADR (yen)	26,841	25,147	+1,694	+6.7%	26,841	25,147	+1,694	+6.7%
	RevPAR (yen)	19,728	18,332	+1,396	+7.6%	19,728	18,332	+1,396	+7.6%
	Sales (mn yen)	32	29	+2	+7.1%	32	29	+2	+7.1%
Ooedo-Onsen Monogatari Kounkaku	Room occupancy rate (%)	52.4	42.4	+10.0	+23.6%	52.4	42.4	+10.0	+23.6%
	ADR (yen)	22,698	24,621	-1,923	-7.8%	22,698	24,621	-1,923	-7.8%
	RevPAR (yen)	11,893	10,439	+1,454	+13.9%	11,893	10,439	+1,454	+13.9%
	Sales (mn yen)	47	41	+6	+16.2%	47	41	+6	+16.2%
Kinugawa Kanko Hotel	Room occupancy rate (%)	72.8	64.9	+7.9	+12.2%	72.8	64.9	+7.9	+12.2%
	ADR (yen)	25,381	24,372	+1,009	+4.1%	25,381	24,372	+1,009	+4.1%
	RevPAR (yen)	18,477	15,817	+2,660	+16.8%	18,477	15,817	+2,660	+16.8%
	Sales (mn yen)	109	92	+17	+18.7%	109	92	+17	+18.7%
Ooedo-Onsen Monogatari Higashiyama Grand Hotel	Room occupancy rate (%)	82.3	80.7	+1.6	+2.0%	82.3	80.7	+1.6	+2.0%
	ADR (yen)	25,844	25,084	+760	+3.0%	25,844	25,084	+760	+3.0%
	RevPAR (yen)	21,269	20,242	+1,027	+5.1%	21,269	20,242	+1,027	+5.1%
	Sales (mn yen)	84	80	+4	+5.8%	84	80	+4	+5.8%

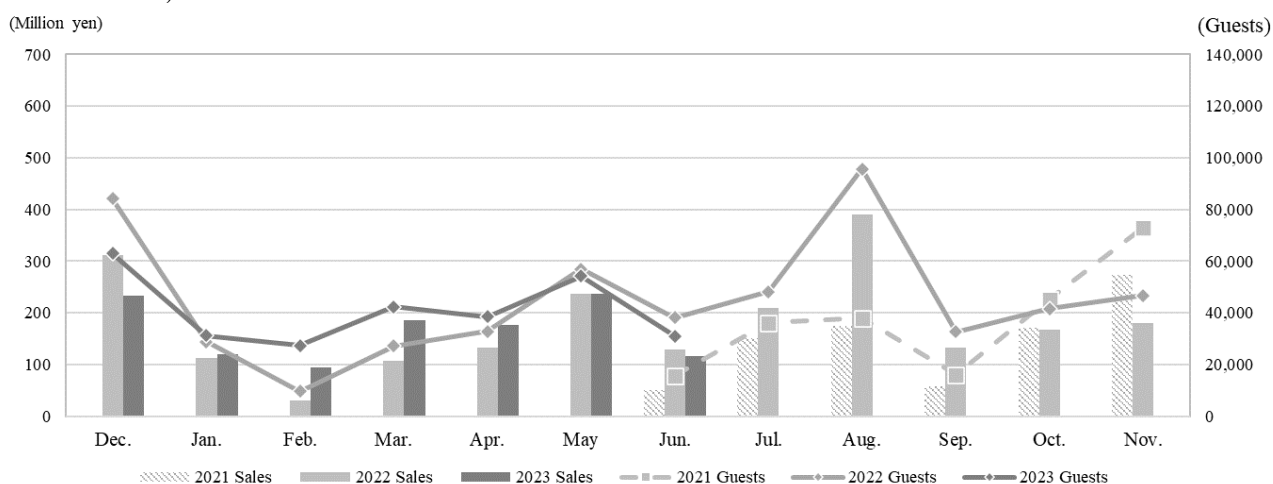
Notes:

1. The Fifteenth Period is from June 1, 2023 to November 30, 2023. This press release presents cumulative data through June 30, 2023. The previous corresponding period began on June 1, 2022 and ended November 30, 2022, for which this press release presents cumulative data through June 30, 2022. 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 2023 (A)	June 2022 (B)	Change (A-B)	Change	Period Ending November 30, 2023 (June 1, 2023 to November 30, 2023)			
					15th Period Total (Cumulative) (C)	Previous Corresponding Period Total (Cumulative) (D)	Change (C-D)	Change
Number of guests	31,097	38,162	-7,065	-18.5%	31,097	38,162	-7,065	-18.5%
Sales (mn yen)	116	130	-13	-10.3%	116	130	-13	-10.3%

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



Notes:

1. Number of guests is the total number of people using New Reoma World during the period.
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 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 do not match data presented in materials such as the annual securities report.

3. Additional Notes

- The shift of the new coronavirus infection (COVID-19) to a class 5 infection led to a greater recovery in leisure demand in Japan, resulting in higher occupancy rates and sales.
- Ooedo-Onsen Monogatari Atami was closed from June 5, 2023 through June 16, 2023 due to renovation work of indoor hot spring.
- Both the number of guests and sales of Ooedo-Onsen Monogatari Reoma Resort (New Reoma World) increased last year, due to the growth in school excursions and student groups in one-day visits touring the facilities, as a result of the implementation of the prefectural campaigns.
- For the financial results forecasts of the Investment Corporation, please refer to the "Summary of REIT Financial Report for the 14th Fiscal Period" published on July 20, 2023.

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