

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: Yoshimi Nishibeppu,
Chief Planning &
Coordination Officer
(TEL:03-6262-5456)

Notice Concerning Borrowing of Funds (Finalization of the loan amount)

Oedo Onsen Reit Investment Corporation (the "Investment Corporation") announced today that with respect to a "Notice Concerning Borrowing of Funds" released on February 21, 2022, the loan amount presented in 2.(2) Short-term loan (Tranche-A) has been finalized, as follows.

Short-term loan (note 1) (Tranche-A)

- (1) Lender : Syndicate with Sumitomo Mitsui Banking Corporation as the arranger (Note 2)
- (2) Loan amount : 3,236 million yen (Maximum)
- (3) Interest rate : Base interest rate (JBA JPY TIBOR) (Note 4) (Note 5) plus 0.70%
(Note 3)
- (4) Drawdown date : February 28, 2022
- (5) Borrowing method : Borrowing based on the individual loan agreement dated February 24, 2022 with the lender above
- (6) Interest payment date : The first interest payment date shall be the last day of March 2022, and subsequent interest payment dates shall be the last day of every month thereafter
(Note 5) and the principal repayment date.
- (7) Principal repayment date : May 31, 2022 (Note 6)
- (8) Principal repayment method : 20,709,000 yen (Maximum) the last day of April 2022, and the remaining principal shall be repaid on the principal repayment date.
- (9) Security : Secured and unguaranteed

(Note 1) "Short-term loan" refers to a loan where the principal is due within one year, and "long-term loan" refers to a loan where the principal is due within a period of more than one year. The same applies hereinafter.

(Note 2) The syndicate consists of Sumitomo Mitsui Banking Corporation, Fukoku Mutual Life Insurance Company, Sumitomo Mitsui Trust Bank, Limited.

(Note 3) Borrowing expenses, etc. payable to the lenders are not included. The same applies hereinafter.

(Note 4) The base interest rate applicable to a calculation period for the interest payable on each interest payment date shall be the JBA Japanese yen TIBOR (Tokyo Interbank Offered Rate), as of two business days prior to the interest payment date (in the case of the first interest calculation period, two business days prior to the borrowing date), which covers the calculation period for such interest payable. However, in cases where the interest rate is not announced, the base interest rate for such interest calculation period shall be calculated based on the method provided for in the loan

- agreements. Further, each interest rate will be 0% when it is below 0%.
- (Note 5) Please refer to the Japanese Bankers Association (JBA) TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) regarding the Japanese yen TIBOR.
- (Note 6) If this date falls on a day that is not a business day, the repayment date shall be the immediately following business day or, if that immediately following business day falls in the next calendar month, the immediately preceding business day.

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