

To all concerned parties:

Real Estate Investment Trust Securities Issuer:

Oedo Onsen Reit Investment Corporation

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

Asset Manager:

Oedo Onsen Asset Management Co., Ltd.

Representative: Takeshi Kirihara,  
Chief Executive Officer

Inquiries: Tomohiro Honda,  
Director, Chief Financial Officer  
(TEL: +81-6262-5456)

### Notice Concerning Partial Changes to Articles of Incorporation and Appointment of Directors

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) announces that it has decided at its board of directors’ meetings held today to discuss partial changes to the Articles of Incorporation and the appointment of directors at the Investment Corporation’s 6th General Unitholders' Meeting (the “General Unitholders' Meeting”) scheduled to be held on February 27, 2024. The details are as follows.

The following matters will become effective after being approved at the General Unitholders' Meeting.

#### 1. Change of the trade name of Investment Corporation

- (1) Previous trade name : Oedo Onsen Reit Investment Corporation
- (2) New trade name : Nippon Hotel & Residential Investment Corporation
- (3) Date of the change : February 27, 2024
- (4) Purpose of the changes in the trade name

The change is being made because Apa Holdings Co., Ltd. has become the sponsor of the Investment Corporation and Apa Investment Management Co., Ltd., the Investment Corporation's asset management company, and because the name will include the use of real estate that is the Investment Corporation's priority investment target, thereby clarifying the investment targets.

#### 2. Partial Changes in Articles of Incorporation

The reasons for the changes are as follows.

- (1) The sponsor of the Investment Corporation and APA Investment Management Co., Ltd., the asset manager of the Investment Corporation, has become APA Holdings Co., Ltd. and in order to clarify the investment targets of the Investment Corporation by including in the name the use of the real estate that is the Investment Corporation's primary investment target, the Investment Corporation will change its trade name to "Nippon Hotel & Residential Investment Corporation." (proposed revision related to Article 1).
- (2) The Investment Corporation plans to relocate its head office to Minato Ward, the same location as the head office of its sponsor, APA Holdings Co.,Ltd., and will change the location of its head office as stipulated in the Articles of Incorporation to Minato Ward on March 1, 2025. (proposed revision related to Article 3, section XIII supplementary provision Article 55).
- (3) The number of executive directors and supervisory directors will be amended to set an upper limit in order to strike a balance between the number of directors necessary for the proper management of the Investment Corporation, taking into account the size of the Investment Corporation's assets, and the burden of an increase in the number of directors. (proposed revision related to Article 43)
- (4) Changes will be made to adjust the expressions in accordance with the above changes. (proposed revision related to Article 34).

### 3. Appointment of Directors

One executive director of the Investment Corporation (Ken Kirihara) has offered to resign from his position at the conclusion of this General Unitholders Meeting in order to adjust his term of office. In addition, the terms of two supervisory directors (Kentaro Suzuki and Takayuki Hongyo) will expire at the conclusion of this General Unitholders Meeting, so we will submit a proposal to appoint one new executive director and two new supervisory directors at this General Unitholders Meeting.

In addition, the Investment Corporation will submit a proposal to appoint a substitute executive director as of February 27, 2024 in the case of absence of the executive director or in the event the number of executive directors falls short of the number specified in laws or the Articles of Incorporation.

- (1) Candidate for executive director  
Takeshi Kirihara (incumbent) (Note 1)
- (2) Candidates for auditor  
Kentaro Suzuki (incumbent)  
Takayuki Hongyo (incumbent)
- (3) Candidate for substitute executive director  
Tomohiro Honda (incumbent) (Note 2)

(Note 1) Takeshi Kirihara, the candidate for executive director, is the President and Representative Director of APA Investment Management Co., Ltd. the Asset Manager of the Investment Corporation.

(Note 2) Tomohiro Honda, the candidate for substitute executive director, is the Director and Chief Financial Officer of APA Investment Management Co., Ltd., the Asset Manager of the Investment Corporation.

### 4. Appointment of Accounting Auditor

As disclosed in the "Notice concerning Resignation of Accounting Auditor and Appointment of Temporary Accounting Auditor" dated October 5, 2023, PwC Arata LLC, which was the accounting auditor of the Investment Corporation, resigned on the same day. In selecting a successor accounting auditor, the Investment Corporation compared and considered multiple auditing firms in terms of the industry, business scale, audit response appropriate to the business content, and the appropriateness of audit fees, and as a result, the Investment Corporation appointed Mazars Audit LLC as the temporary accounting auditor by resolution of the Board of Directors on the same day, and would like to request that they continue to be appointed as the accounting auditor in the future.

### 5. Dates

- January 22, 2024 Obtain approval of the board of directors for the proposal to be submitted at the 6th General Unitholders' Meeting
- February 9, 2024 Send Invitation to the 6th General Unitholders' Meeting (scheduled)
- February 27, 2024 Hold the 6th General Unitholders' Meeting (scheduled)

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