

To all parties concerned:

Real Estate Investment Trust Securities Issuer:

Oedo Onsen Reit Investment Corporation

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

Asset Manager:

APA Investment Management Co., Ltd.

Representative: Takeshi Kirihara,
Chief Executive Officer

Inquiries: Tomohiro Honda,
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Notice Concerning Borrowing of Funds

Oedo Onsen Reit Investment Corporation (hereinafter “the Investment Corporation”) announces that it has decided today to undertake borrowings as detailed below.

1. Reason for the Borrowing

The proceeds of the loans will be allocated to constitute part of the funds for the repayment of long-term loans 5,362 million yen with a repayment date of February 29, 2024.

(Note) For details, please refer to “Notice Concerning Borrowing of Funds” announced on February 24, 2024. The balance of the Existing Loans prior to the undertaking of the Borrowing comes to 5,144 million yen, taking scheduled repayments and other factors into consideration.

2. Details of the Borrowing

(1) Short-term loan (Note 1)

- | | | |
|---|---|--|
| (1) Lender | : | Syndicate with Sumitomo Mitsui Banking Corporation as the arranger (Note 2) |
| (2) Loan amount | : | 739 million yen |
| (3) Interest rate (Note 3) | : | Base interest rate (JBA JPY TIBOR) (Note 4) (Note 5) plus 0.65% |
| (4) Drawdown date (Note 6) | : | February 29, 2024 |
| (5) Borrowing method | : | Borrowing based on the individual loan agreement dated February 27, 2024 with the lender above |
| (6) Interest payment date (Note 6) | : | The first interest payment date shall be the last day of March 2024, and subsequent interest payment dates shall be the last day of every month thereafter and the principal repayment date. |
| (7) Principal repayment date (Note 6) | : | May 31, 2024 |
| (8) Principal repayment method (Note 6) | : | 8,917,499 yen shall be repaid on the last day of April 2024 with the balance to be repaid on the principal repayment date. |
| (9) Security | : | Secured and unguaranteed |

(2) Short-term loan

- (1) Lender : Sumitomo Mitsui Banking Corporation
- (2) Loan amount : 195 million yen
- (3) Interest rate : Base interest rate (JBA JPY TIBOR) plus 0.65%
- (4) Drawdown date : February 29, 2024
- (5) Borrowing method : Borrowing based on the individual loan agreement dated February 27, 2024 with the lender above
- (6) Interest payment date : The first interest payment date shall be the last day of March 2024, and subsequent interest payment dates shall be the last day of every month thereafter and the principal repayment date.
- (7) Principal repayment date : February 28, 2025
- (8) Principal repayment method : The remaining principal shall be repaid on the principal repayment date.
- (9) Security : Secured and unguaranteed

(3) Long-term loan

- (1) Lender : Syndicate with Sumitomo Mitsui Banking Corporation as the arranger (Note 7)
- (2) Loan amount : 4,204 million yen
- (3) Interest rate : Base interest rate (JBA JPY TIBOR) plus 0.85%
- (4) Drawdown date : February 29, 2024
- (5) Borrowing method : Borrowing based on the individual loan agreement dated February 27, 2024 with the lender above
- (6) Interest payment date : The first interest payment date shall be the last day of March 2024, and subsequent interest payment dates shall be the last day of every month thereafter and the principal repayment date.
- (7) Principal repayment date : February 26, 2027
- (8) Principal repayment method : The first repayment will be made on April 30, 2024. Subsequently, 33,885,819 yen will be repaid on the last day of every three months with the balance to be repaid on the last principal payment 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 the Ogaki Kyoritsu Bank, Ltd., and Fuku Mutual Life Insurance Company. Also, Sumitomo Mitsui Banking Corporation can transfer their loan receivables for syndication.

(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 (<https://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.

(Note 7) The syndicate consists of Sumitomo Mitsui Banking Corporation, San ju San Bank, Ltd. Also, Sumitomo Mitsui Banking Corporation can transfer their loan receivables for syndication.

3. Status of Loans, etc. after the Borrowing

(Unit: million yen)

| | Before drawdown | After Drawdown | Increase or decrease |
|--|-----------------|----------------|----------------------|
| Short-term loans | - | 934 | +934 |
| Long-term loans (Note) | 12,814 | 11,874 | (939) |
| Total loans | 12,814 | 12,809 | (5) |
| Investment corporation bonds | - | - | - |
| Total amount of loans and investment corporation bonds | 12,814 | 12,809 | (5) |
| Other interest-bearing debt | - | - | - |
| Total interest-bearing debt | 12,814 | 12,809 | (5) |

(Note) Long-term loans includes the current portion of long-term loans within a year.

4. Other Matters Necessary for Investors' Appropriate Understanding and Judgment of the Subject Information

There is no change to the content of "Part I. Fund Information, I Status of Fund, 3. Investment Risks" of the Securities Report for the fiscal period ended November 30, 2023 (15th fiscal period) submitted on February 26, 2024 due to the Borrowing.

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