

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:

Oedo Onsen Asset Management Co., Ltd.

Representative: Takeshi Kirihara,
Chief Executive Officer

Inquiries: Tomohiro Honda,
Director, Chief Financial Officer
(TEL: +81-3-6262-5456)

Notice Concerning the Conclusion of a Sponsor Support Agreement with the APA Group

Oedo Onsen Reit Investment Corporation (the “Investment Corporation”) announces today that Oedo Onsen Asset Management Co., Ltd. (the “Asset Manager”), to which the Investment Corporation entrusts the management of its assets, has resolved to conclude a sponsor support agreement (the “Agreement”) as follows.

1. Background to the conclusion of the sponsor support agreement

Following changes in the principal shareholders of the Asset Manager (please refer to a “Notice Concerning Changes in the Principal Shareholders, Parent Company and Specified Associated Companies of the Asset Manager” released on December 12, 2023), the Investment Corporation and the APA Group, namely, APA Holdings Co., Ltd. (the “Sponsor”) and its consolidated subsidiaries, will establish continuous cooperative relationships to develop their businesses mutually and will expand/develop each other’s businesses by supporting the Investment Corporation’s activities by providing the sponsor services described below. Taking this into account, it has been decided that the Agreement will be concluded on December 19, 2023 among the Investment Corporation, the Asset Manager and the Sponsor.

2. Details of the Agreement

The following services specified in the Agreement are provided by the Sponsor.

- (1) Preferential provision and granting of preferential rights for negotiation with respect to properties owned by the APA Group
- (2) Provision of information on properties owned by third parties
- (3) Provision of the warehousing function
- (4) Discussion for the conclusion of lease contracts
- (5) Cooperation in investment strategies and property acquisitions
- (6) Provision of support to the Asset Manager in the securing of human resources
- (7) Cooperation in financing
- (8) Provision of unitholder benefit programs
- (9) Acquisition and holding of investment units
- (10) Approval of the use of trademarks

3. Future outlook

(1) Expected impact on asset management in the current fiscal period and thereafter

The conclusion of the Agreement is not expected to have any impact on asset management in the current fiscal period or thereafter.

(2) Future policies, etc.

Announcements will be made promptly going forward on any matters that should be disclosed regarding services carried out by the Investment Corporation or the Asset Manager in conjunction with this matter.

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