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July 24, 2013

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Announcement of the monthly disclosure for June 2013

With reference to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for June 2013, JHR informs you of the monthly sales volume, occupancy rate of the rooms department, ADR and RevPAR as below:

JHR continues the monthly disclosure for the hotels that have paid the variable rent and agreed with the monthly disclosure.

| Hotel indicators | | June 2013 | Fluctuation compared to the same month last year (Note 7) | Cumulative total (Note 8) | Fluctuation of the annual total compared to last year (Note 9) |
|---|------------------------|-----------|---|---------------------------|--|
| Kobe Meriken Park Oriental Hotel | Occupancy rate | 76.4% | -2.1% | 77.2% | 2.6% |
| | ADR (JPY) | 12,591 | -105 | 13,211 | 26 |
| | RevPAR (JPY) | 9,614 | -342 | 10,199 | 368 |
| | Total revenue (JPY 1M) | 398 | -16 | 2,416 | -128 |
| Oriental Hotel Tokyo Bay | Occupancy rate | 97.6% | 4.4% | 94.7% | 2.3% |
| | ADR (JPY) | 15,398 | 1,327 | 17,138 | 1,310 |
| | RevPAR (JPY) | 15,027 | 1,919 | 16,238 | 1,609 |
| | Total revenue (JPY 1M) | 496 | -36 | 3,209 | -12 |
| Namba Oriental Hotel | Occupancy rate | 88.8% | 6.3% | 90.4% | 6.6% |
| | ADR (JPY) | 9,847 | 852 | 10,183 | 561 |
| | RevPAR (JPY) | 8,749 | 1,325 | 9,207 | 1,145 |
| | Total revenue (JPY 1M) | 152 | 12 | 934 | 49 |
| Hotel Nikko Alivila | Occupancy rate | 74.4% | 7.7% | 76.4% | 7.7% |
| | ADR (JPY) | 19,531 | -760 | 19,129 | -408 |
| | RevPAR (JPY) | 14,538 | 994 | 14,611 | 1,188 |
| | Total revenue (JPY 1M) | 364 | 25 | 2,193 | 152 |
| Oriental Hotel Hiroshima | Occupancy rate | 73.1% | 4.8% | 72.3% | 5.0% |
| | ADR (JPY) | 7,767 | 20 | 8,242 | 211 |
| | RevPAR (JPY) | 5,674 | 386 | 5,956 | 557 |
| | Total revenue (JPY 1M) | 190 | 19 | 1,046 | 57 |
| Total of the five hotels | Total revenue (JPY 1M) | 1,599 | 5 | 9,797 | 118 |

| Hotel indicator | | June 2013 | Fluctuation compared to the same month last year (Note 7) | Cumulative total (Note 8) | Fluctuation of the annual total compared to last year (Note 9) |
|--------------------------------|-----------------------|-----------|---|---------------------------|--|
| Ibis Tokyo Shinjuku (*) | Occupancy rate | 92.3% | 1.0% | 92.5% | 5.8% |
| | ADR (JPY) | 10,185 | 1,870 | 9,946 | 1,097 |
| | RevPAR (JPY) | 9,404 | 1,807 | 9,203 | 1,528 |
| | Total revenue (JPY1M) | 64 | 13 | 381 | 69 |

* The sales volume of Ibis Tokyo Shinjuku is the sales volume of the hotel business only and the rent from the non-hotel tenant(s) is not inclusive.

Comments from Japan Hotel REIT Advisors Co., Ltd. (Asset Management Company)
concerning the actual performance of June

Kobe Meriken Park Oriental Hotel

While bookings of the domestic leisure customers were smooth with the flexible pricing strategy of the rooms department, demand of the business customers such as the academic society did not reach the level of the previous year. The room sales fell below the same month last year. Both wedding sales and the general banquet sales also fell below the same month last year and the sales of the food and beverage department fell below the same month last year. As a result, the total hotel sales fell below the same month last year by approximately JPY16M.

Oriental Hotel Tokyo Bay

In addition to the advantage of the thirty years anniversary event of Tokyo Disney Resort, the rooms department's strategy to increase ADR was effective and both occupancy and ADR increased. The room sales exceeded the same month last year. However, the wedding sales and the restaurant sales declined due to decreased number of the wedding banquets and closedown of the restaurant "Grand Cinq" for renovation, and the sales of the food and beverage department fell below the same month last year. As a result, the total hotel sales fell below the same month last year by approximately JPY36M.

Namba Oriental Hotel

Both domestic and overseas leisure customers increased and bookings were in good shape. The rooms department set higher rate and increased occupancy and ADR. The room sales exceeded the same month last year and the total hotel sales exceeded the same month last year by approximately JPY12M.

Hotel Nikko Alivila

The rooms department applied the flexible pricing strategy to capture more customers and increased occupancy. The room sales exceeded the same month last year. Both restaurant sales and the general banquet sales also exceeded the same month last year and the sales of the food and beverage department exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY25M.

Oriental Hotel Hiroshima

The rooms department focused on the domestic leisure customers and increased occupancy and ADR. The room sales exceeded the same month last year. The restaurant sales, wedding sales and general banquet sales all exceeded those of the same month last year and the food and beverage sales exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY19M.

Ibis Tokyo Shinjuku

The rooms department captured foreign travelers through the operator's booking website and both occupancy and ADR increased. The room sales exceeded the same month last year and the total hotel sales exceeded the same month last year by approximately JPY13M.

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- (Note 1) The above comments have been made based on the information the asset management company had obtained from the lessees, etc. It has only been provided as a reference indicating the general tendency. Please note that the numerical figures and information shown on the comments above have been neither audited nor independently verified by the asset management company. Each numerical figure, accuracy or the completeness of the information are not guaranteed.
- (Note 2) The numerical figures of each month have not been audited, therefore, the sum above may be different from the total sales for six months or twelve months that will be later shown on the annual securities report. The sales of each month may also differ from that of the annual securities report to be shown later.
- (Note 3) Occupancy rate: Divide the number of rooms sold during the month above by the number of available rooms during the same month.
- (Note 4) ADR (Average Daily Rate): Divide the total room sales during a certain fixed period (excluding service charge) by the total No. of rooms sold for the same period. Ibis Tokyo Shinjuku does not request the service charge.
- (Note 5) RevPAR (Revenue Per Available Room): Divide the total room sales of the certain fixed period by the number of available rooms for sale for the same period. It is the same as ADR x Occupancy rate
- (Note 6) Occupancy rate is rounded off to the first decimal place and the first decimal place is rounded off for ADR & RevPAR. Sales volume is rounded off to the nearest one million yen.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the month (June) and the same month last year.
- (Note 8) Cumulative total is the cumulative values from the beginning of the term (January) to the subject month (June).
- (Note 9) Fluctuation of the annual total compared to previous year means the fluctuation between the sum from the beginning of the term (January) to the subject month above (June) and the sum of the beginning of the last year to the same month last year.