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Notice Concerning a New Loan (Determination of an Interest Rate)

With reference to the new loan announced in our press release “Notice Concerning a New Loan (Refinancing)” (hereinafter called the “New Loan”) dated March 20, 2018, Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that an interest rate, which is part of the conditions for the New Loan, has been determined as follows.

1. Details of Determination of an Interest Rate

Loan	Lender	Amount	Interest Rate
Term Loan 45	Sumitomo Mitsui Banking Corporation	JPY1,700M	<u>0.40545% (Rate for the first applicable period)</u> Base interest rate (JBA Japanese Yen TIBOR for one month) +0.35% (*2) <u>Applicable period</u> <u>March 30, 2018 through April 26, 2018</u>

(*1) Conditions for the new loan that have been determined are underlined.

(*2) Please refer to the website of JBA TIBOR Administration for confirming the base interest rate (JBA Japanese Yen TIBOR for one month) <http://www.jbatibor.or.jp/english/rate/>.

2. Future Prospects

The impact by the determination of an interest rate is subtle and no change is required for the operating forecast for the fiscal year ending December 2018 (January 1, 2018 through December 31, 2018).

3. Other

With respect to the risks of the New Loan, no important change is required for the “Investment Risks” in the Securities Report submitted on March 20, 2018.

* Website of Japan Hotel REIT Investment Corporation: <http://www.jhrth.co.jp/en>