

This English translation is provided for information purposes only. If any discrepancy is identified between this translation and the Japanese original, the Japanese original shall prevail.

December 15, 2023

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Kaname Masuda, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
Hisashi Furukawa, President and CEO

Contact:

Makoto Hanamura
Director of the Board, Managing Director
Head of Finance and Planning Division
TEL: +81-3-6422-0530

Notice Concerning New Loans

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that JHR resolved today on new borrowing (hereinafter called the “New Loans”).

1. Overview of the New Loans

(1) Background of the New Loans

JHR plans to fund the acquisition of the real estate beneficial interest in trust and movable assets attached to the hotel (Hotel JAL City Kannai Yokohama) (hereinafter collectively called the "Beneficial Interests, etc.").

For the details of the Beneficial Interests, etc., please refer to “Notice Concerning Acquisition and Lease of New Asset (Hotel JAL City Kannai Yokohama),” dated November 7, 2023 and “(Correction) Notice of Partial Correction on Notice Concerning Acquisition and Lease of New Asset (Hotel JAL City Kannai Yokohama)” dated December 11, 2023.

The Beneficial Interests, etc., are scheduled to be acquired entirely with the New Loan, excluding miscellaneous expenses.

(2) Details of the New Loans

Name	Lender	Amount (JPY MM)	Interest Rate (*)	Date of Borrowing	Maturity Date	Collateral/ Method of Principal Repayment
Term Loan 92	Development Bank of Japan Inc. MUFG Bank, Ltd.	1,200	Base interest rate + 0.50%	December 22, 2023	September 29, 2028	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 93	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited MUFG Bank, Ltd.	2,800	Base interest rate + 0.55%	December 22, 2023	September 28, 2029	Unsecured/ Unguaranteed Lump-sum payment on the maturity date

(*) The first interest payment will be due on the last day of January 2024, and subsequent interest payments will be due on the last day of each month thereafter (or the immediately preceding business day if that day is not a business day) and the maturity date. The base interest rate for the calculation period of the interest to be paid on the interest payment date will be the 1-month JBA Japanese Yen TIBOR as of two business days prior to the immediately preceding interest payment date (As for the first interest calculation period, the 1-month JBA Japanese Yen TIBOR as of two business days prior to the date of borrowing). However, JBA 3-month Japanese Yen TIBOR will be applied only for the first interest calculation period. Please refer to the website of the JBA TIBOR Administration for the JBA Japanese Yen TIBOR (<http://www.jbatibor.or.jp/english/rate/>).

2. Status of the Interest-Bearing Debt After the New Loans (scheduled)

(Unit: millions of yen)

Category		Before	After	Variance
	Short-term loans	15,568	15,568	-
	Long-term loans (*2)	118,763	122,763	+4,000
Total Loans		134,331	138,331	+4,000
Total investment corporation bonds		36,900	36,900	-
Total interest-bearing debt		171,231	175,231	+4,000

(*1) Amounts are rounded down to the nearest millions of yen.

(*2) Long-term loans payable within one year are included in the long-term loans.

The fixed interest rate ratio to the total interest-bearing debt after the New Loans is forecasted to be around 66%.

3. Other

For the risks of the New Loans, no important change is required for the “Investment Risks” in the Securities Report submitted on March 23, 2023, and the Semi-Annual Securities Report submitted on September 22, 2023.

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