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Notice Concerning New Loans (Determination of interest rates)

This is to inform you that the interest rates for the first compounding intervals (July 9, 2014 through July 30, 2014) of the below-mentioned new loans (hereinafter called “new loans”) have been determined today as follows:

| Name | Lender | Loan amount (JPY1M) | Interest rate (Applicable base interest rate + Spread) | Applicable interest rate | Borrowing date | Repayment due date |
|-------------|--|------------------------|---|-----------------------------|-------------------|-----------------------|
| Term loan 3 | Sumitomo Mitsui Banking Corporation | 4,800 | JBA 1-month Japanese Yen TIBOR + 0.40% (*2) | 0.53307% | July 9, 2014 | July 9, 2015 |
| Term loan 4 | Sumitomo Mitsui Trust Bank, Limited | 2,000 | JBA 1-month Japanese Yen TIBOR + 0.40% (*2) | 0.53307% | July 9, 2014 | July 9, 2015 |

(*1) Please refer to “2. Detail of New loan” of “Notice Concerning New Loan” dated June 25, 2014 for details of the new loans.

(*2) The interest shall be paid on the end of each month (If the end of month is not a business day, it shall be paid on the preceding business day.) and the due date of principal repayment. The base interest rate applicable to the compounding interval of the interest payable on an interest payment date is to be the JBA 1-month Japanese Yen TIBOR two business days before the preceding interest payment date. There will be no follow-up notices concerning determination of the interest rate of the new loans. Please refer to the website of the JBA TIBOR Administration <http://www.jbatibor.or.jp/rate/> to confirm the base interest rate (JBA 1-month Japanese Yen TIBOR).

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