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Announcement of Monthly Disclosure for June 2014

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for June 2014, JHR informs you of the monthly sales volume, occupancy rate, ADR and RevPAR of rooms department as below.

JHR continues monthly disclosure for hotels that paid the variable rent, etc. and whose hotel lessee, etc. has agreed with the monthly disclosure (hereinafter called “Hotels with variable rent” or the “Hotels operated through management contract”) as follows.

<Hotels with variable rent>

Hotel Indicators		June 2014	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	74.4%	-2.0%	77.0%	-0.2%
	ADR (JPY)	13,749	1,158	14,001	789
	RevPAR (JPY)	10,224	610	10,787	588
	Total revenue (JPY1M)	399	1	2,424	9
Oriental Hotel tokyo bay	Occupancy rate	98.7%	1.1%	97.2%	2.5%
	ADR (JPY)	14,338	-1,060	17,674	535
	RevPAR (JPY)	14,157	-870	17,184	945
	Total revenue (JPY1M)	526	30	3,366	158
Namba Oriental Hotel	Occupancy rate	86.5%	-2.4%	89.0%	-1.4%
	ADR (JPY)	11,078	1,230	11,746	1,562
	RevPAR (JPY)	9,578	829	10,457	1,251
	Total revenue (JPY1M)	159	7	998	64
Hotel Nikko Alivila	Occupancy rate	90.2%	15.8%	76.5%	0.1%
	ADR (JPY)	19,098	-434	18,877	-252
	RevPAR (JPY)	17,228	2,690	14,438	-173
	Total revenue (JPY1M)	428	64	2,190	-3
Oriental Hotel Hiroshima	Occupancy rate	72.3%	-0.8%	74.2%	2.0%
	ADR (JPY)	7,827	60	8,191	-51
	RevPAR (JPY)	5,657	-17	6,081	124
	Total revenue (JPY1M)	154	-37	1,046	-0
Total of five hotels	Total revenue (JPY1M)	1,665	66	10,024	227

<Hotels operated through management contract>

Hotel Indicators		June 2014	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	91.5%	-0.8%	90.7%	-1.8%
	ADR (JPY)	10,595	410	11,265	1,319
	RevPAR (JPY)	9,698	294	10,220	1,017
	Total revenue (JPY1M)	67	3	427	46
ibis Styles Kyoto Station (*)	Occupancy rate	73.6%		78.5%	
	ADR (JPY)	8,258		9,291	
	RevPAR (JPY)	6,078		7,295	
	Total revenue (JPY1M)	43		305	

* The total sales volumes of both ibis Tokyo Shinjuku and ibis Styles Kyoto Station are the sales volumes of hotel business only, and rent from non-hotel tenant(s) is not included. The previous operator of ibis Styles Kyoto Station did not agree with disclosure of numerical values. Therefore, fluctuation compared to the same month last year and fluctuation of the annual total compared to last year are unavailable.

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

Kobe Meriken Park Oriental Hotel

Rooms department attracted domestic and inbound leisure demand and thereby increased ADR. Rooms department sales thus exceeded the same month last year. While banquet sales exceeded the same month last year, wedding sales and restaurant sales fell below the same month last year. Food and beverage department sales thus fell below the same month last year. As a result, the hotel's total sales were the same as the same month last year.

Oriental Hotel tokyo bay

With the end of Tokyo Disney Resort's thirtieth anniversary event, rooms department implemented flexible pricing strategies to attract customers, but ADR fell below the same month last year. Rooms department sales thus fell below the same month last year. Banquet sales, wedding sales and restaurant sales each exceeded the same month last year. Food and beverage department sales thus exceeded the same month last year. As a result, the hotel's total sales exceeded the same month last year by approximately JPY30M.

Namba Oriental Hotel

With domestic and inbound leisure demand increasing and the market being favorable, rooms department focused on attracting customers who pay higher rates. Rooms department sales thus exceeded the same month last year. As a result, the hotel's total sales exceeded the same month last year by approximately JPY7M.

Hotel Nikko Alivila

Rooms department attracted customers through flexible pricing strategies, and thereby increased occupancy rate. Rooms department sales thus exceeded the same month last year. Banquet sales, wedding sales and restaurant sales each exceeded the same month last year. Food and beverage department sales thus exceeded the same month last year. As a result, the hotel's total sales exceeded the same month last year by approximately JPY64M.

Oriental Hotel Hiroshima

Rooms department focused on attracting domestic leisure demand. Rooms department sales were thus the same as the same month last year. Wedding sales fell below the same month last year. Food and beverage department sales thus fell below the same month last year. As a result, the hotel's total sales fell below the same month last year by approximately JPY37M.

ibis Tokyo Shinjuku

Rooms department attracted domestic and inbound leisure demand, and thereby increased ADR. Rooms department sales thus exceeded the same month last year. As a result, the hotel's total sales exceeded the same month last year by approximately JPY3M.

ibis Styles Kyoto Station

Rooms department focused on attracting domestic leisure demand as well as inbound demand mainly through the operator's booking website. The hotel will regularly aim at maximizing profit through attracting leisure demand.

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- (Note 1) The comments above have been prepared based on information the asset management company had obtained from the lessees, etc. and are only provided as a reference of general trends. Please note that the numerical figures and information shown in the comments have neither been audited nor been the subject of the independent verification of the asset management company. No guarantee is made as to the accuracy or completeness of the numbers and information.
- (Note 2) Each month's numbers have not been audited; therefore, the amount that is a sum total of each month may be different to the six-month or annual sales total stated in the annual securities report to be submitted later. Sales of each month may also differ to that stated in the annual securities report.
- (Note 3) Occupancy rate: The number of rooms sold during the period is divided by the number of rooms available during the same period.
- (Note 4) ADR (Average Daily Rate): A certain period's rooms department sales total (excluding service charge) is divided by the total number of rooms sold during the same period. ibis Tokyo Shinjuku and ibis Styles Kyoto Station do not request service charge.
- (Note 5) RevPAR (Revenue Per Available Room): A certain period's rooms department sales total is divided by the total number of rooms available during the same period. It is the same as multiplying ADR by occupancy rate.
- (Note 6) Occupancy rate is rounded off to the first decimal place. ADR and RevPAR are rounded off to the nearest whole number. Sales are rounded off to the nearest million yen.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the concerned month (June) and the same month last year.
- (Note 8) Cumulative total is the cumulative total from the beginning of the period (January) to the concerned month (June).
- (Note 9) Fluctuation of annual total compared to last year means the fluctuation between the cumulative total from the beginning of the period (January) to the concerned month (June) and the cumulative total from the beginning of the period last year to the same concerned month last year.

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