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REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

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Announcement of Monthly Disclosure for April 2014

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

JHR continues the monthly disclosure for the hotels that have paid variable rent, etc. and agreed with the monthly disclosure as follows:

<Hotels with variable rent>

Hotel Indicators		April 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	82.1%	-0.7%	76.2%	-0.6%
	ADR (JPY)	13,080	128	13,405	632
	RevPAR (JPY)	10,739	11	10,215	405
	Total revenue (JPY 1M)	382	-40	1,560	28
Oriental Hotel Tokyo Bay	Occupancy rate	96.4%	8.6%	97.4%	3.6%
	ADR (JPY)	16,267	-2,278	18,405	1,324
	RevPAR (JPY)	15,675	-604	17,928	1,901
	Total revenue (JPY 1M)	509	-17	2,242	126
Namba Oriental Hotel	Occupancy rate	89.1%	-1.1%	89.7%	-1.8%
	ADR (JPY)	12,672	1,566	11,753	1,546
	RevPAR (JPY)	11,284	1,272	10,546	1,205
	Total revenue (JPY 1M)	172	11	665	41
Hotel Nikko Alivila	Occupancy rate	82.3%	-3.9%	71.2%	-6.5%
	ADR (JPY)	19,387	-407	18,386	-262
	RevPAR (JPY)	15,963	-1,106	13,082	-1,392
	Total revenue (JPY 1M)	398	-25	1,349	-108
Oriental Hotel Hiroshima	Occupancy rate	80.1%	3.8%	72.9%	2.6%
	ADR (JPY)	8,041	-309	8,160	-16
	RevPAR (JPY)	6,445	66	5,946	204
	Total revenue (JPY 1M)	153	-26	704	43
Total of five hotels	Total revenue (JPY 1M)	1,614	-97	6,521	129

<Hotels operated through management contract>

Hotel indicators		April 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	94.7%	1.2%	90.8%	-2.2%
	ADR (JPY)	11,374	1,081	11,458	1,640
	RevPAR (JPY)	10,769	1,151	10,404	1,277
	Total revenue (JPY 1M)	75	8	288	37
Ibis Styles Kyoto Station (*)	Occupancy rate	91.9%		78.3%	
	ADR (JPY)	11,271		9,442	
	RevPAR (JPY)	10,363		7,395	
	Total revenue (JPY 1M)	71		205	

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

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

Kobe Meriken Park Oriental Hotel

Rooms department strived to attract domestic and inbound leisure customers and room sales were the same as that of the last year. Both wedding and restaurant sales fell below the same month last year and the total food and beverage sales fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY40M.

Oriental Hotel Tokyo Bay

The thirty year anniversary event of Tokyo Disney Resort was completed. Rooms department attracted customers with flexible pricing strategies during the spring vacation season and increased occupancy rate. However, ADR fell below the same month last year and room sales fell below the same month last year. Restaurant sales exceeded the same month last year but wedding sales fell below the same month last year, and the total food and beverage sales fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY17M.

Namba Oriental Hotel

Domestic leisure demand and inbound demand increased and the market was in good shape. Rooms department focused on attracting customers who can pay higher room rate, and room sales exceeded the same month last year. The total hotel sales exceeded the same month last year by approximately JPY11M.

Hotel Nikko Alivila

Guest rooms at high rate had been sold so well centered on renovated guest rooms by the middle of April. However, workdays were in between holidays this year, and it was difficult to travel compared with last year. Therefore, room sales did not reach the level of last year. Restaurant sales fell below the same month last year and food and beverage sales fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY25M.

Oriental Hotel Hiroshima

Rooms department strived to attract domestic leisure customers, and room sales were the same as that of the last year. Wedding sales fell below the same month last year and the total food and beverage sales fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY26M.

Ibis Tokyo Shinjuku

In addition to attract inbound travelers through the operator's booking website, the strategy to increase ADR of domestic leisure customers was successful. Room sales exceeded the same month last year. The total hotel sales exceeded the same month last year by approximately JPY8M.

Ibis Styles Kyoto Station

Rooms department strived to attract domestic leisure demand as well as inbound demands mainly through the operator's booking website. The hotel will continuously aim at maximizing the profit through attracting leisure demand.

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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 that indicates the general tendency. Please note that the numerical figures and information shown on the comments above have neither been audited nor been the subject of the independent verification of the asset management company. Each numerical figure, accuracy or 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 above period by the number of available rooms during the same period.
- (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 during the same period. Ibis Tokyo Shinjuku and Ibis Styles Kyoto Station do not request service charge.
- (Note 5) RevPAR (Revenue Per Available Room): Divide the total room sales during the certain fixed period by the total available rooms for sale during 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 and 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 (April) and the same month last year.
- (Note 8) Cumulative total is the cumulative value from the beginning of the term (January) to the month above (April).
- (Note 9) Fluctuation of the annual total compared to last year means the fluctuation between the sum from the beginning of the term (January) to the month above (April) and the sum from the beginning of the last year to the same month last year.