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Notice Concerning Conclusion of Interest Rate Swap Contract

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that interest rate swap contract (hereinafter called the “Swap Contract”) for the borrowing (hereinafter called the “New Loan”) disclosed in the press release “Notice Concerning New Loan (Refinancing)” dated January 22, 2026 has been concluded as follows.

1. Details of Interest Rate Swap Contract

Interest Rate Swap Contract for Term Loan 126

Counterparty	Daiwa Securities Co. Ltd
Notional Principal	JPY2,500MM
Interest Rate	Fixed interest rate to pay: 2.06820% Variable interest rate to receive: JBA 1-month Japanese Yen TIBOR
Contract Term	January 30, 2026 through September 30, 2031
Interest Rate Swap Date	The first interest rate swap date shall be February 27, 2026, with subsequent exchanges on the last day of each month and the contract expiration date (or the immediately preceding business day if that day is not a business day).

\* The interest rate for Term Loan 126 will be effectively fixed at 2.51820%.

The fixed interest rate ratio to the total interest-bearing debts is expected to be around 81% after the conclusion of the Swap Contract.

2. Others

There are no material changes to the risks related to the New Loans from those described under “Investment Risks” in the securities report submitted on March 24, 2025, and in the semi-annual securities report (Japanese only) filed on September 22, 2025.

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