JAPAN HOTEL REIT

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

Asset Management Company:
Japan Hotel REIT Advisors Co., Ltd.
Hiroyuki Aoki, President and CEO
Contact:
Noboru Itabashi
Director of the Board, Managing Director
Head of Corporate Division
TEL: +81-3-6422-0530

Notice Concerning Sale and Acquisition of Domestic Real Estate Beneficial Interests in Trust (The Beach Tower Okinawa and Candeo Hotels Osaka Namba)

This is to inform you that Japan Hotel REIT Advisors, Co., Ltd. (hereinafter called "JHRA"), the asset management company of Japan Hotel REIT Investment Corporation (hereinafter called "JHR"), has resolved today to sale and acquire the domestic real estate beneficial interests in trust, etc. (hereinafter called the "Sale" and the "Acquisition," respectively, and collectively called the "Transaction") on behalf of JHR as outlined below.

1. Summary of the Transaction

(1) Summary of the Sale

Name of Asset to be Sold	The Beach Tower Okinawa
Type of Asset to be Sold	Real estate beneficial interest in trust
Acquisition date	June 14, 2006
Hotel type (*1)	Resort hotel
Rent type	Fixed and variable rents
Anticipated sales price (*2)	JPY30,900MM
Book value (*3)	JPY6,315MM
Gain on sale (forecast) (*4)	JPY24,071MM
Appraisal value (*5)	JPY10,400MM
Anticipated sales date	July 31, 2026
Buyer (*6)	Mihama Terroir TMK
Brokerage	Involved (*7)
Collateral	Unsecured

(2) Summary of the Acquisition

Name of Asset to be Acquired	Candeo Hotels Osaka Namba
Type of Asset to be Acquired	Real estate beneficial interest in trust and movable assets associated with the hotel
Hotel type (*1)	Limited-service hotel
Rent type	Fixed rent
Anticipated acquisition price (*8)	JPY14,320MM
Anticipated acquisition date	August 3, 2026
Seller (*6)	GK Hikari Hotel
Brokerage	Not involved
Collateral	Unsecured

(*1) JHR categorizes hotels into three types, "Limited-service hotel" (hotels specialized in selling guest rooms), "Full-service hotel" (hotels providing comprehensive services, not only selling guest rooms) and "Resort hotel" (among full-service hotels, hotels located in vacation resorts, which are areas with rich natural environment or tourist attractions such as hot spring resorts and scenic spots, or areas surrounding famous leisure facilities, leisure facilities attracting customers, etc.) according to the manner of operation provided. The same shall apply hereinafter.
(*2) Excludes settlement amount of fixed asset tax and city planning tax, etc., as well as selling expenses, consumption tax and local consumption tax.
(*3) The expected book value as of May 31, 2026 is rounded off to the nearest million yen.
(*4) The expected gain on sale of the Asset to be Sold is calculated based on the sale price, book value (forecast) as of May 31, 2026, and expenses related to the sale (forecast). Also, the amount is rounded down to the nearest JPY1MM.
(*5) Appraisal value as of December 31, 2025 is stated.
(*6) Please see "6. Summary of the Buyer and the Seller" below for the details of the seller.
(*7) The broker does not fall under the category of interested parties as defined in the Act on Investment Trust and Investment Corporation (Act No. 198 of 1951, as amended; hereinafter called the "Investment Trust Act"), nor does it qualify as an interested party under the Code for Transactions with Interested Parties stipulated by JHRA.
(*8) The purchase and sale agreement for beneficial interest in trust, etc. (hereinafter called the "PSA") for real estate beneficial interest in trust has been concluded with the seller to acquire the Asset for Anticipated Acquisition. The anticipated acquisition price is the price set forth in the PSA for acquisition of the Asset for Anticipated Acquisition (consumption tax, local consumption tax and the acquisition expense such as brokerage fee are not included).

2. Rationale for the Transaction

JHR has decided to undertake the Transaction as part of its capital recycling strategy aimed at simultaneously enhancing portfolio quality through strategic asset replacement, increasing dividends, and strengthening its financial position.

With respect to The Beach Tower Okinawa, the Asset to be Sold, the fixed-term lease contract is scheduled to expire in June 2027, and the property is expected to offer upside potential through a change of operator or rebranding. However, after comprehensively considering the overall balance of JHR's portfolio and investment efficiency, JHR determined that, rather than continuing to hold the asset, it would be in the best interests of unitholders to unlock the asset's value through a sale at a price significantly exceeding its appraised value. JHR is also determined to utilize the sale proceeds for growth investments, including acquisitions of new properties and capital expenditures such as guest room renovations, as well as for enhancing financial stability and flexibility. Accordingly, JHR decided to proceed with the Sale.

On the other hand, Candeo Hotels Osaka Namba, the Asset to be Acquired (hereinafter called the "Hotel") is a relatively new limited-service hotel completed in 2017 and located in Namba, the heart of Osaka Minami. The hotel generates stable rent income under a fixed-rent lease structure. In addition, the Osaka area in which the Hotel is located is expected to benefit from future growth following opening of an integrated resort ("IR"). Furthermore, the Hotel offers upside potential through future rent increases upon the expiration of the fixed-term lease contract. Taking these factors into consideration, JHR decided to proceed with the Acquisition.

As a result of the Transaction, the appraisal-based LTV ratio(*) is expected to decrease from 36.3% to 35.5%, thereby contributing to greater financial flexibility and increased borrowing capacity in the future.

(*) The appraisal-based LTV is calculated by dividing total interest-bearing debt by the sum of total assets and unrealized gains or losses.

3. Use of Proceeds from Sale and Allocation of Profit

The gain on sale of real estate properties to be realized from the Sale will be used to fund the acquisition of the Hotel, the Asset to be Acquired. In addition, JHR intends to retain a portion of the gain as cash on hand and deploy such funds flexibly toward growth investments, including future property acquisitions and capital expenditures such as guest room renovations.

The Sale is expected to generate the gain on sale of real estate properties of JPY24,071 million. Of the gain, JPY4,831 million will be distributed to unitholders, while the remaining JPY19,240 million will be retained as a reserve for special tax treatment for replacement property. A portion of the retained earnings will be used to fund the acquisition of the Asset to be Acquired, and the remaining retained amount is expected to be JPY10,682 million. Accordingly, dividends for the fiscal year ending December 2026 are expected to increase, while the amount of reserve for temporary difference adjustments (negative goodwill) utilized is expected to decrease by JPY2,345 million compared with the level prior to the Transaction.

4. Features of the Asset to be Acquired

(1) Osaka Market

Osaka is the largest economic and commercial center in western Japan and one of the country's leading business hubs. At the same time, it serves as a gateway to major tourist destinations in the Kansai region, supporting both stable business demand and tourism and leisure demand.

In 2025, Osaka's lodging market experienced significant growth in accommodation demand compared with the previous year, driven by the Expo 2025 Osaka, Kansai, Japan and the expansion of international flight networks at Kansai International Airport.

Looking ahead, domestic and inbound travel demand is expected to expand over the medium to long term, supported by the legacy effects of Expo 2025 and the planned opening of an integrated resort ("IR") in 2030.

(2) Features of the Asset to be Acquired

a. Superiority in location

The Hotel is located in the Osaka Minami area, approximately a five-minute walk from Nipponbashi Station on the Osaka Metro Sennichimae Line and a ten-minute walk from Namba Station on the Osaka Metro Midosuji Line. The surrounding area is home to major tourist attractions and commercial amenities, including the Shinsaibashi-suji Shopping Street and Dotonbori. As a major hub for domestic and inbound tourism, the Hotel benefits from strong visitor traffic and lodging demand.

b. Superiority in infrastructure

The Hotel is a limited-service hotel completed in May 2017, comprising 496 guest rooms across 17 above-ground floors. All rooms can accommodate two or more guests, making the Hotel well positioned to capture both domestic and inbound leisure demand.

A key feature is its rooftop open-air bath facility, "Sky Spa," on the top floor, offering panoramic night views. The facility also includes spacious bathing areas, a sauna, and a relaxation space, providing a comfortable and relaxing stay despite the Hotel's location in a vibrant entertainment district.

The Hotel also offers a buffet-style breakfast featuring a variety of freshly prepared dishes. These attractive amenities differentiate the Hotel from nearby competitors and enhance its market appeal.

c. Superiority in operations

The tenant of the Hotel is Candeo Hospitality Management Inc., one of Japan's leading hotel operators, currently managing 28 hotels nationwide comprising a total of 5,770 guest rooms. The "Candeo Hotels" brand combines the convenience of a business hotel with the quality and comfort of a full-service city hotel, offering guests a highly satisfying accommodation experience.

JHR sets its criteria to select hotel lessees combining credibility and hotel management capability. JHR has confirmed the lessee of the Asset for Anticipated Acquisition satisfies its criteria to select hotel tenants mentioned in "Report on the Management Structure and System, etc. of the Issuer of Real Estate Investment Trust Securities and Related Parties," which was disclosed on March 31, 2026.

5. Details of the Asset to be Sold and Asset to be Acquired

(1) Details of the Asset to be Sold

Name of the Asset to be Sold		The Beach Tower Okinawa
Asset category		Real estate beneficial interest in trust
Location		8-6 Aza Mihama, Chatan-cho, Nakagami-gun, Okinawa
Intended use		Hotel
Area	Land	10,242.00 m^2
	Building	20,140.01 m^2
Ownership	Land	Ownership
	Building	Ownership
Building structure		SRC with a concrete roof; 24 stories above ground
Completion		March 2004, extended in June 2005, extended in May 2006
Acquisition price		JPY7,610MM
Appraisal value		JPY10,400MM Date of appraisal: December 31, 2025 Appraiser: Japan Real Estate Institute
Trustee		Sumitomo Mitsui Trust Bank, Limited
Maturity date of trust		June 30, 2031
No. of tenants		1
Rentable area		20,140.01 m^2
Rented area		20,140.01 m^2
Rent	Fixed rent	JPY42,584 thousand/month
	Variable rent	Until June 30, 2026: Not applicable On and after July 1, 2026: When annualized Hotel GOP (*) exceeds JPY700MM, the excess x 10.0% is paid
Deposit and guarantee money		JPY127,750 thousand
Occupancy rate (based on rented area)		100%
Collateral		N/A

(*) GOP (gross operating profit) is the remainder after expenses incurred in hotel operation, such as personnel costs and general administrative expenses, etc., are deducted from total sales.

(2) Details of the Asset to be Acquired

Property No.	67	Property Name	Candeo Hotels Osaka Namba

1. Asset summary (*1)

Asset category	Real estate beneficial interest in trust and movable assets associated with the hotel
Anticipated acquisition date	August 3, 2026
Anticipated acquisition price	JPY14,320,000 thousand
Appraisal value	JPY14,900,000 thousand (See “13. Real Estate Appraisal Report Summary” below for details.)

2. Summary of real estate (or trusted real estate) (*2)

Intended use of the property		Hotel/Limited-service hotel
Ownership	Land	Ownership
	Building	Ownership
Land	Plot No	2-12-23, 12-27, Higashi-shinsaibashi , Chuo-ku, Osaka city, Osaka
	Address	2-2-5, Higashi-shinsaibashi, Chuo-ku, Osaka city, Osaka
	Acreage	1,674.45 m^2
	Zoning, etc.	Commercial district
	Building-to-land ratio	80%
	Floor area ratio	800%
Building	Structure and stories	S with flat roof; 17 stories above ground
	Intended use	Hotel
	Completion	May 18, 2017
	Total floor space (*3)	14,095.07 m^2
	Designer	First Class Architects Office of Osaka Main Office, KONOIKE CONSTRUCTION CO., LTD.
	Constructor	Osaka Main Office, KONOIKE CONSTRUCTION CO., LTD.
	Institute that confirmed building	Bureau Veritas Japan Co., Ltd.
Present owner		Trustee: Mitsubishi UFJ Trust and Banking Corporation (Trust period expiration date: August 31, 2036) Beneficiary: GK Hikari Hotel
Collateral		None

3. Transportation (*4)

Approx. 5 minutes’ walk from Osaka Metro Nipponbashi Station and a 10 minutes’ walk from Osaka Metro Namba Station

4. Lease status

Total number of tenants	1				
Leasable area (*5)	14,661.95 m^2				
Leased area (*5)	14,661.95 m^2				
Form of lease	Fixed-term building lease contract (a fixed-term building lease contract as stipulated in Article 38 of the Act on Land and Building Leases (Act No. 90 of 1991, as amended; the “Act on Land and Building Leases”))				
Contractual rent	Fixed rent	Not disclosed			
	Variable rent	Not applicable			
Term of contract	From June 1, 2017 to June 30, 2047				
Deposit and guarantee money	Not disclosed				
Rent revision	The provisions of Article 32 of the Act on Land and Building Leases (right to demand an increase or decrease in rent) shall not apply; provided, however, that if there is a significant change in economic circumstances or any other reasonable grounds, the parties may discuss such matters in good faith.				
Change in occupancy rate for the past five years (based on area)	End of December 2021	End of December 2022	End of December 2023	End of December 2024	End of December 2025
	100%	100%	100%	100%	100%

5. Related parties for hotel operation

Hotel lessee	Candeo Hospitality Management Inc.
Property manager	CBRE K.K.

6. Hotel website (*6)

https://www.candeohotels.com/en/osaka-namba/

7. Summary of the building inspection report

Investigation company		ERI SOLUTION CO., LTD.
Investigation date		May 14, 2026
Repair expenses	Urgently required	JPY0
	Required within one year	JPY0
	Total amount for another 12 years	JPY359,560 thousand
Earthquake PML value (*7)		2.7%

8. Special remark

None

(*1) "Asset summary"

"Asset category" indicates category of real estate beneficial interest in trust as specified asset and the hotel's movable assets to be purchased together with the real estate beneficial interest in trust (hereinafter called the "Real estate and other assets").

"Anticipated acquisition price" is the price stated on the PSA and does not include various expenses required for the acquisition of the Real estate, etc. (e.g., brokerage fee).

(*2) "Summary of real estate (or trusted real estate)"

Information set out in the "Structures and stories," "Intended use" and "Completion" of the building are taken from the certified copy of real estate registry. However, if erroneous information is identified by investigation, correct information is stated.

In the "Structure and stories" column, S means Steel-framed structure, RC means Reinforced Concrete structure and SRC means Steel Reinforced Concrete structure.

"Zoning, etc." ("use district," "special use district" and "fire prevention district or quasi-fire prevention district") are stated based on Article 8, Clause 1-1, Clause 1-2, and Clause 1-5 of City Planning Act.

(*3) "Total floor space"

It is a total floor space of the building and attached buildings taken from the certified copy of real estate registry.

(*4) "Transportation"

It is stated according to the information from the market report prepared by Japan Real Estate Institute.

(*5) "Leasable area" and "Leased area"

It is a total contracted area (including car parking space in the basement) based on the building lease contract with hotel lessees, retail space lessees and office lessees.

(*6) "Hotel website"

It states the website address currently operated by the hotel lessee.

(*7) "PML"

"PML (Probable Maximum Loss)" means the anticipated maximum damage ratio resulting from an earthquake. Since no uniform definition has been made yet on PML, we used the following method. Probability and anticipated loss amount caused by a major earthquake that may occur once every 475 years are evaluated and statistically processed to identify the anticipated percentage of loss amount against the building replacement cost. It has been calculated based on site inspection, assessment of building conditions, confirmation of the consistency with the design document, ground investigation, local factors and structural investigation.

(*8) All amounts are rounded down to the nearest JPY1,000.

6. Summary of the Buyer and Seller

(1) Summary of the Buyer of the Asset to be Sold

Name	Mihama Terroir TMK
Headquarters	1-1-1, Shibaura, Minato-ku, Tokyo
Representative	Mishina Takanori, Director of the Board
Capital	JPY1,000,000
Establishment	June 5, 2026
Net asset	Not disclosed since consent for disclosure has not been obtained from the buyer
Total asset	Not disclosed since consent for disclosure has not been obtained from the buyer
Major stakeholder and shareholding ratio	Not disclosed since consent for disclosure has not been obtained from the buyer
Major business	1. Acquisition of specified assets and business related to the management and disposition thereof in accordance with an asset securitization plan pursuant to the Act on Securitization of Assets 2. Any and all businesses incidental or related to the securitization of the specified assets described above
Capital relationship Human relationship Business relationship	There are no capital, human or business relationships to be specifically noted between JHR or JHRA and the seller. Moreover, the affiliated parties and companies of JHR and JHRA do not have any capital, human and business relationships with the affiliated parties and companies of the seller that should be specifically reported.
Status as a related party	The buyer does not fall under the category of related parties of JHR and JHRA. Affiliated parties and companies of the buyer do not fall under the category of related parties of JHR and JHRA.

(2) Summary of the Seller of the Asset to be Acquired

Name	GK Hikari Hotel
Headquarters	c/o Mentor Capital Tax Corporation, 1-2-9, Nishi-Shinbashi, Minato-ku, Tokyo
Representative	Representative Member: Kodama General Incorporated Association Authorized Representative: Shinya Takenouji
Capital	JPY100,000
Establishment	August 21, 2023
Net asset	Not disclosed since consent for disclosure has not been obtained from the seller
Total asset	Not disclosed since consent for disclosure has not been obtained from the seller
Major stakeholder and shareholding ratio	Not disclosed since consent for disclosure has not been obtained from the seller
Major business	1. Acquisition, holding and management and disposal of real estate trust beneficiary rights 2. Acquisition, development, holding, leasing, management and disposal of real estate 3. Any and all businesses incidental or related to the foregoing items
Capital relationship Human relationship Business relationship	There are no capital, human or business relationships to be specifically noted between JHR or JHRA and the seller. Moreover, the affiliated parties and companies of JHR and JHRA do not have any capital, human and business relationships with the affiliated parties and companies of the seller that should be specifically reported.
Status as a related party	The seller does not fall under the category of related parties of JHR and JHRA. Affiliated parties and companies of the seller do not fall under the category of related parties of JHR and JHRA.

7. Transactions with Interested Party

Not applicable

8. Status of Owners, etc.

This is not an acquisition from a party with any special interest relationship with JHR or JHRA.

9. Summary of Broker

The broker for the Asset to be Sold does not fall under the category of interested parties, etc. as stipulated in the Investment Trust Act, nor sponsor-related parties stipulated by JHRA.
There is no broker in the transaction for the Asset to be Acquired.

10. Settlement Method

The Sale is scheduled to be settled in a lump sum on the scheduled sale date upon the receipt of the sale price from the buyer. The Acquisition is scheduled to be settled in a lump sum on the scheduled acquisition date using internal funds generated from the sale.

11. Schedule of Settlement Dates

Schedule of the Sale

Resolution for sale	July 17, 2026
Conclusion of purchase and sale agreement	July 17, 2026
Settlement and transfer	July 31, 2026 (scheduled)

Schedule of the Acquisition

Resolution for acquisition	July 17, 2026
Conclusion of purchase and sale agreement	July 17, 2026
Settlement and transfer	August 3, 2026 (scheduled)

12. Future Prospects

With respect to the operating forecast after the Transaction, please refer to "Notice Concerning Operating and Dividend Forecasts for the Fiscal Year Ending December 2026 (27th Period)" dated today.

13. Real Estate Appraisal Report Summary

(1) Asset to be Sold

Real Estate Appraisal Report Summary		
Property name	The Beach Tower Okinawa	
Appraisal value	JPY10,400,000 thousand	
Name of appraiser	Japan Real Estate Institute	
Date of appraisal	December 31, 2025	
Item	Details	Summary, etc.
Indicated value by income approach	JPY10,400,000 thousand	
Value by direct capitalization method	JPY10,400,000 thousand	
Operating income	JPY540,227 thousand	
Potential gross income	JPY540,227 thousand	
Rental revenue	JPY540,218 thousand	
Common service fee revenue	JPY0	
Utilities revenue	JPY0	
Parking lot revenue	JPY0	
Other revenue	JPY9,000	
Vacancy loss, etc.	JPY0	
Operating expenses	JPY54,766 thousand	
Maintenance and management expenses	JPY0	
Utilities cost	JPY0	
Repair expenses	JPY7,806 thousand	
Property management fee	JPY0	
Tenant recruitment cost, etc.	JPY0	
Tax and public dues	JPY44,218 thousand	
Non-life insurance premium	JPY2,742 thousand	
Other Expenses	JPY0	
Net operating income	JPY485,461 thousand	
Gain on management of deposits	JPY1,278	
Capital expenditures	JPY18,213 thousand	Assessed considering the level of capital expenditure for similar properties, the building age, the average value of annual repair and renewal expenses on the engineering report and renewal costs for furniture, fixtures and equipment.
Net cash flow	JPY468,526 thousand	
Cap rate	4.5%	
Value by DCF method	JPY10,300,000 thousand	
Discount rate	4.3%	
Terminal cap rate	4.6%	
Indicated value by cost approach	JPY8,270,000 thousand	
Land ratio	52.8%	
Building ratio	47.2%	
Other matters noted in appraisal by appraiser	The appraiser considered that indicated value by income approach which reliably reproduced price formation process from earnings' perspective is more persuasive than indicated value by cost approach. Therefore, the appraiser determined the appraisal value by standardizing on the indicated value by income approach and by using the indicated value by cost approach as reference.	

(2) Asset to be Acquired

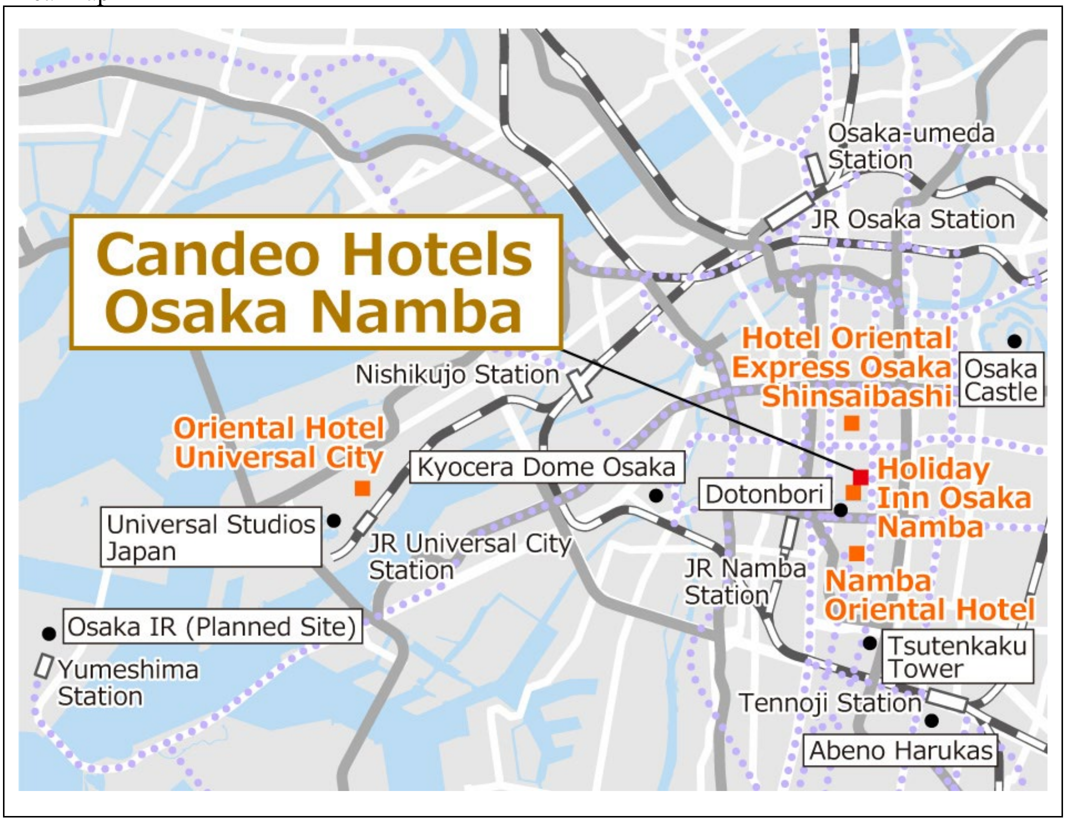
Real Estate Appraisal Report Summary		
Property name	Candeo Hotels Osaka Namba	
Appraisal value	JPY14,900,000 thousand	
Name of appraiser	Japan Real Estate Institute	
Date of appraisal	May 31, 2026	
Item	Details	Summary, etc.
Indicated value by income approach	JPY14,900,000 thousand	
Value by direct capitalization method	JPY15,000,000 thousand	
Operating income	—	Undisclosed (*)
Potential gross income	—	
Rental revenue	—	
Common service fee revenue	—	
Utilities revenue	—	
Parking lot revenue	—	
Other revenue	—	
Vacancy loss, etc.	—	
Operating expenses	—	
Maintenance and management expenses	—	
Utilities cost	—	
Repair expenses	—	
Property management fee	—	
Tenant recruitment cost, etc.	—	
Tax and public dues	—	
Non-life insurance premium	—	
Other Expenses	—	
Net operating income	JPY484,015 thousand	
Gain on management of deposits	JPY2,792	
Capital expenditures	JPY21,217 thousand	Assessed considering the level of capital expenditure for similar properties, the building age, the average value of annual repair and renewal expenses on the engineering report and renewal costs for furniture, fixtures and equipment.
Net cash flow	JPY465,590 thousand	
Cap rate	3.1%	
Value by DCF method	JPY14,700,000 thousand	
Discount rate	2.9%	
Terminal cap rate	3.2%	
Indicated value by cost approach	JPY14,800, 000 thousand	
Land ratio	79.9%	
Building ratio	20.1%	Including movable assets
Other matters noted in appraisal by appraiser	The appraiser considered that indicated value by income approach which reliably reproduced price formation process from earnings' perspective is more persuasive than indicated value by cost approach. Therefore, the appraiser determined the appraisal value by standardizing on the indicated value by income approach and by using the indicated value by cost approach as reference.	

(*) These items are not disclosed because we have not obtained the lessee's consent.

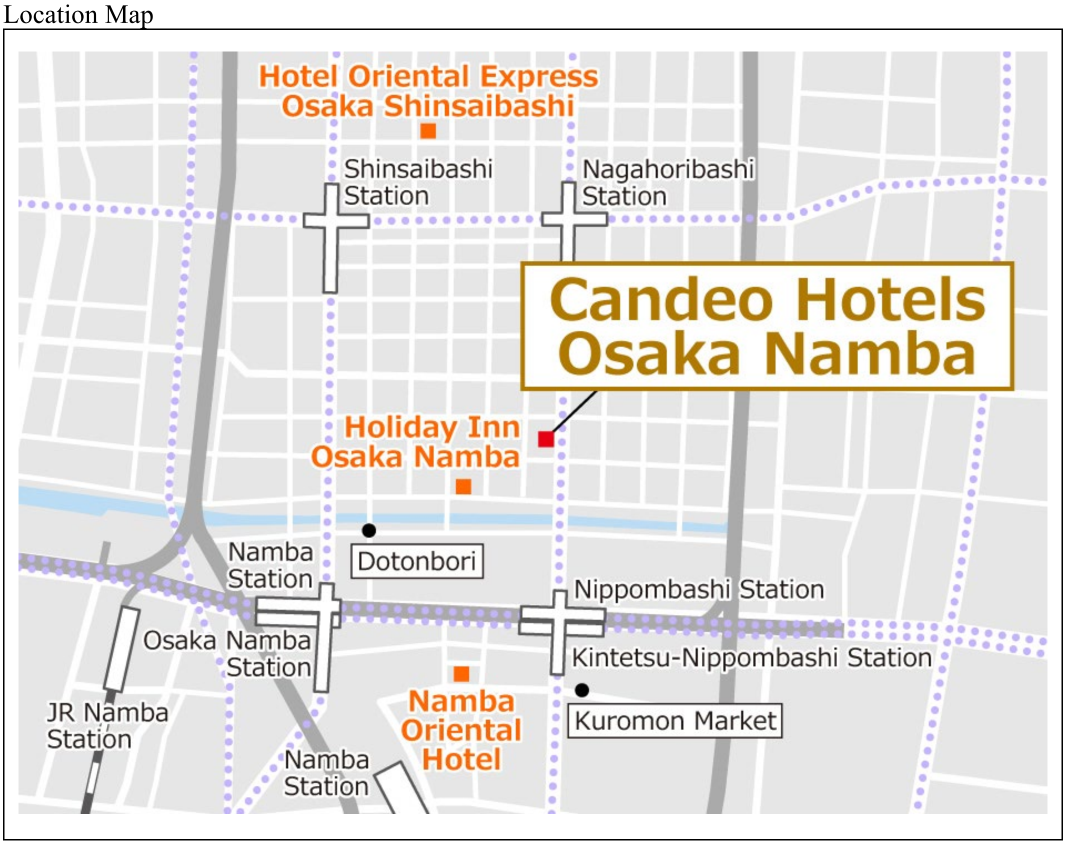
* Website of Japan Hotel REIT Investment Corporation: https://www.jhrth.co.jp/en/

<Attachment 1> Map of the area around the Asset to be Acquired

Area Map



Location Map



<Attachment 2> Exterior appearance and interior of the Asset for Anticipated Acquisition

Appearance of Building

Lobby

Guest Room

Public Bath

(Reference) The portfolio list after the Transaction

Property No.	Property name	Hotel Type	Grade (*1)	Total number of guest rooms	Area (*2)	Building completion	(Anticipated) Acquisition price (*3) (JPY MM)	Investment ratio (*4)
1	Kobe Meriken Park Oriental Hotel	Full-service	Upper-middle	323	Kansai (excluding Osaka)	Jul. 1995	10,900	1.7%
2	Oriental Hotel Tokyo Bay	Full-service	Upper-middle	511	Kanto (excluding Tokyo)	May 1995	19,900	3.1%
3	Namba Oriental Hotel	Limited-service	Mid-price	267	Osaka	Mar. 1996	15,000	2.3%
4	Hotel Nikko Alivila	Resort	Luxury	397	Okinawa	Apr. 1994	18,900	2.9%
5	Oriental Hotel Hiroshima	Full-service	Upper-middle	227	Chugoku	Sep. 1993 Extended in Sep. 2006	4,100	0.6%
9	Hakone Setsugetsuka	Resort	Mid-price	158	Kanto (excluding Tokyo)	Oct. 2006	4,070	0.6%
10	dormy inn Kumamoto	Limited-service	Mid-price	291	Kyushu (excluding Okinawa)	Jan. 2008	2,334	0.4%
12	the b suidobashi	Limited-service	Mid-price	99	Tokyo	Aug. 1986 Extended in Sep. 1989	1,120	0.2%
13	dormy inn EXPRESS Asakusa	Limited-service	Economy	75	Tokyo	Mar. 1997	999	0.2%
15	Washington Hotel Plaza Nara	Limited-service	Mid-price	203	Kansai (excluding Osaka)	Mar. 2000	2,050	0.3%
16	Washington R&B Hotel Ueno-hirokoji	Limited-service	Economy	176	Tokyo	Apr. 2002	1,720	0.3%
18	Comfort Hotel Tokyo Higashi Nihombashi	Limited-service	Economy	259	Tokyo	Jan. 2008	3,746	0.6%
22	Smile Hotel Nihombashi Mitsukoshimae	Limited-service	Economy	164	Tokyo	Mar. 1997	2,108	0.3%
24	Toyoko Inn Hakata-guchi Ekimae	Limited-service	Economy	256	Kyushu (excluding Okinawa)	Sep. 2001 for both main building and annex	1,652	0.3%
25	Chisun Hotel Kamata	Limited-service	Economy	105	Tokyo	Jan. 1992	1,512	0.2%
26	Chisun Inn Keikyu Kamata	Limited-service	Economy	70	Tokyo	Apr. 2003	823	0.1%
29	Oriental Hotel Universal City	Resort	Upper-middle	330	Osaka	Jun. 2001	6,753	1.0%
31	Hilton Tokyo Bay	Resort	Luxury	828	Kanto (excluding Tokyo)	Jun. 1988	26,050	4.0%
32	ibis Styles Kyoto Station	Limited-service	Mid-price	215	Kansai (excluding Osaka)	Mar. 2009	6,600	1.0%
33	ibis Styles Sapporo	Limited-service	Mid-price	278	Hokkaido	Jul. 2010	6,797	1.0%
34	Mercure Sapporo	Limited-service	Mid-price	285	Hokkaido	Apr. 2009	6,000	0.9%
35	Mercure Okinawa Naha	Limited-service	Mid-price	260	Okinawa	Aug. 2009	3,000	0.5%
37	the b ikebukuro	Limited-service	Mid-price	175	Tokyo	Jun. 1982	6,520	1.0%
39	the b hachioji	Limited-service	Mid-price	196	Tokyo	Aug. 1986 Extended in Apr. 1987	2,610	0.4%
40	the b hakata	Limited-service	Mid-price	175	Kyushu (excluding Okinawa)	Sep. 1997	2,300	0.4%
41	Hotel Francs	Full-service	Mid-price	222	Kanto (excluding Tokyo)	Aug. 1991	3,105	0.5%
42	Mercure Yokosuka	Full-service	Upper-middle	160	Kanto (excluding Tokyo)	Nov. 1993	1,650	0.3%

Property No.	Property name	Hotel Type	Grade (*1)	Total number of guest rooms	Area (*2)	Building completion	(Anticipated) Acquisition price (*3) (JPY MM)	Investment ratio (*4)
43	Oriental Hotel Okinawa Resort & Spa	Resort	Upper-middle	361	Okinawa	Feb. 2005 Extended in Dec. 2006	14,950	2.3%
44	ACTIVE-INTER CITY HIROSHIMA (*5) (Sheraton Grand Hiroshima Hotel)	Full-service	Luxury	238	Chugoku	Aug. 2010	17,320	2.7%
45	CANDEO HOTELS Ueno Koen	Limited-service	Mid-price	268	Tokyo	Dec. 2009	6,705	1.0%
46	Oriental Hotel Fukuoka Hakata Station	Full-service	Upper-middle	221	Kyushu (excluding Okinawa)	Jul. 1985	7,197	1.1%
47	Holiday Inn Osaka Namba	Limited-service	Mid-price	314	Osaka	Aug. 2008	27,000	4.2%
48	Hotel Oriental Express Fukuoka Tenjin	Limited-service	Mid-price	263	Kyushu (excluding Okinawa)	Apr. 1999	5,248	0.8%
49	Hilton Nagoya	Full-service	Luxury	460	Chubu	Feb. 1989	15,250	2.4%
50	Hilton Tokyo Narita Airport	Full-service	Upper-middle	548	Kanto (excluding Tokyo)	Aug. 1993	13,175	2.0%
51	International Garden Hotel Narita	Full-service	Mid-price	463	Kanto (excluding Tokyo)	May 1996	9,125	1.4%
52	Hotel Nikko Nara	Full-service	Upper-middle	330	Kansai (excluding Osaka)	Feb. 1998	10,373	1.6%
53	Hotel Oriental Express Osaka Shinsaibashi	Limited-service	Mid-price	124	Osaka	Jan. 2018	2,738	0.4%
54	Hilton Tokyo Odaiba	Full-service	Upper-middle	453	Tokyo	Jan. 1996	62,400	9.6%
55	UAN kanazawa	Limited-service	Upper-middle	47	Chubu	Sep. 2017	2,050	0.3%
56	Hotel Oriental Express Ginza West	Limited-service	Mid-price	220	Tokyo	Mar. 2008	8,400	1.3%
57	La’gent Stay Sapporo Odori	Limited-service	Mid-price	219	Hokkaido	Jun. 2016	10,020	1.5%
58	Oriental Hotel Kyoto Rokujo	Limited-service	Mid-price	166	Kansai (excluding Osaka)	Sep. 2019	4,446	0.7%
59	Hotel Oriental Express Fukuoka Nakasukawabata	Limited-service	Mid-price	183	Kyushu (excluding Okinawa)	Apr. 2021	4,460	0.7%
60	Hotel JAL City Kannai Yokohama	Limited-service	Mid-price	170	Kanto (excluding Tokyo)	Nov. 2006	4,000	0.6%
61	MIMARU Tokyo Shinjuku West	Limited-service	Upper-middle	76	Tokyo	Feb. 2020	9,645	1.5%
62	HOTEL AMANEK Shinjuku-Kabukicho.	Limited-service	Mid-price	169	Tokyo	Mar. 2023	8,845	1.4%
63	OKINAWA HARBORVIEW HOTEL	Full-service	Mid-price	352	Okinawa	Main building: Apr. 1975 South wing: Sep. 1983	21,562	3.3%
64	Southern Beach Hotel & Resort OKINAWA	Resort	Mid-price	448	Okinawa	Apr. 2009	16,200	2.5%
65	Hilton Fukuoka Sea Hawk	Full-service	Upper-middle	1,052	Fukuoka	Mar. 1995	64,350	9.9%
66	HYATT REGENCY TOKYO	Full-service	Upper-middle	712	Tokyo	Aug. 1980	126,000	19.4%
67	Candeo Hotels Osaka Namba	Limited-service	Mid-price	496	Osaka	May 2017	14,320	2.2%
	Total	-	-	15,058	-	-	648,101	100.0%

(*1) Mainly from the viewpoint of ADR, etc., JHR classifies its hotels into 4 grade categories: “Luxury,” “Upper middle,” “Mid price,” and “Economy.”

(*2) “Tokyo” means Tokyo metropolitan area. “Kanto (excluding Tokyo)” means Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi and Yamanashi prefectures. “Chubu” means Aichi, Mie, Shizuoka, Nagano, Gifu, Niigata, Toyama, Ishikawa and Fukui prefectures. “Osaka” means Osaka prefecture. “Kansai (excluding Osaka)” means Kyoto, Shiga, Hyogo, Nara and Wakayama prefectures. “Chugoku” means Hiroshima, Okayama, Tottori, Yamaguchi and Shimane prefectures. “Kyushu (excluding Okinawa)” means Fukuoka, Nagasaki, Miyazaki, Kumamoto, Saga, Oita and Kagoshima prefectures. “Okinawa” means Okinawa prefecture.

(*3) The acquisition price stated on the purchase and sale agreement for beneficial interest in trust and other agreements are indicated (consumption tax, local consumption tax and the acquisition expense such as brokerage fee are not included). The acceptance prices are indicated for the assets that have been accepted through the merger.

(*4) The percentage of acquisition price or anticipated acquisition price to the total of acquisition price (including anticipated acquisition price) is indicated and the numbers are rounded off to one decimal place. Therefore, the sum of investment ratio may not match the total.
(*5) Type, grade and total number of guest rooms of ACTIVE-INTER CITY HIROSHIMA are those of the main facility, Sheraton Grand Hiroshima Hotel.
(*6) Property numbers for the assets having been disposed of and the Assejt to be Sold (The Beach Tower Okinawa) are excluded from the table above.