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Notice regarding the Monthly Disclosure of Hotel Performance Results for September 2009

We hereby announce results of the monthly total revenues, the guest room occupancy rates in the room segment, the ADR, and the RevPAR of Japan Hotel and Resort, Inc. (hereinafter "JHR") for September 2009 as follows. JHR will continue to provide monthly disclosures about the hotels with payments of variable rents for which we are able to obtain consent for disclosure from Hotel Management Japan K.K., the hotel lessee.

Hotel/Indicator		2009 September (FY2010)	Change from the same month of FY2009 (Note 6)	(Reference) Cumulative total (Note 7)	(Reference) Change in cumulative total from FY2009 (Note 8)
Kobe Meriken Park Oriental Hotel	Occupancy Rate (%)	71.3%	-4.0%	71.3%	-4.0%
	ADR (Yen)	15,851	264	15,851	264
	RevPAR (Yen)	11,304	-432	11,304	-432
	Total Revenues (Million Yen)	491	12	491	12
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	89.7%	-1.4%	89.7%	-1.4%
	ADR (Yen)	16,608	-1,617	16,608	-1,617
	RevPAR (Yen)	14,893	-1,699	14,893	-1,699
	Total Revenues (Million Yen)	439	-117	439	-117
Namba Oriental Hotel	Occupancy Rate (%)	72.8%	-8.0%	72.8%	-8.0%
	ADR (Yen)	9,640	-975	9,640	-975
	RevPAR (Yen)	7,016	-1,560	7,016	-1,560
	Total Revenues (Million Yen)	138	-15	138	-15
Hotel Nikko Alivila	Occupancy Rate (%)	74.1%	20.7%	74.1%	20.7%
	ADR (Yen)	30,978	3,688	30,978	3,688
	RevPAR (Yen)	22,944	-2,910	22,944	-2,910
	Total Revenues (Million Yen)	459	-73	459	-73

Oriental Hotel Hiroshima (Note 6)	Occupancy Rate (%)	77.0%	-1.4%	77.0%	-1.4%
	ADR (Yen)	9,465	402	9,465	402
	RevPAR (Yen)	7,287	185	7,287	185
	Total Revenues (Million Yen)	165	-2	165	-2
Total	Total Revenues (Million Yen)	1,692	-196	1,692	-196

Comments from Japan Hotel & Resort K.K. (Asset Management Company) about the September results:

Kobe Meriken Park Oriental Hotel

In the room segment, we were able to bring in leisure demand at high unit prices during Silver Week so that the attraction of guests on weekdays was weak in the overall market which reduced occupancy rates so revenues were lower than in the same month of FY 2009. Looking at the food & beverages segment, revenues in the restaurants segment were lower than in the same month of FY 2009 due to the decline in breakfast revenues caused by the decline in room occupancy rates, but revenues from wedding banquets increased as we enhanced our marketing activities to produce a recovery in the number of orders and revenues from general banquets increased because of the holding of parties that had been postponed due to the impact of the swine influenza, so overall revenues in the food & beverages segment were higher than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 12 million yen higher than in the same month of FY 2009.

Oriental Hotel Tokyo Bay (Former Shin-Urayasu Oriental Hotel)

In the room segment, revenues were strong during the Silver Week but TDR's 25th anniversary was no longer attracting guests and price competition among competing facilities grew stronger, so outside the Silver Week both ADR and occupancy rates were lower than in the same month of FY 2009, and as a result revenues were lower than in the same month of FY 2009. In the restaurants segment, the fall in breakfast revenues compared to the same month of FY 2009 was small because the drop in occupancy rates was small, but revenues from lunches and dinners fell, so revenues were lower than the revenues in the same month of FY 2009. In the banquets segment, revenues were lower than in the same month of FY 2009 because wedding-related income was lower than in the same month of FY 2009 due to the impact of the chapel renovation work. As a result, the total revenues of the hotel were approximately 117 million yen lower than in the same month of FY 2009.

Namba Oriental Hotel

In the room segment, we were able to bring in a lot of leisure group demand, but business demand continued to fall due to the decline in business confidence. Consequently both ADR and occupancy rates were lower than in the same month of FY 2009 and therefore revenues were also lower than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 15 million yen lower than in the same month of FY 2009.

Hotel Nikko Alivila

In the room segment, unit prices were high during Silver Week so ADR was higher than in the same month of FY 2009, but due to the impact of the media reports about the Swine influenza the number of visitors to the main island of Okinawa continued to fall compared to the same month of FY 2009. Consequently, occupancy rates declined in comparison to the same month of FY 2009, and as a result revenues were lower than in the same month of FY 2009. In the food & beverages segment, the food intake ratio of dinners improved due to the various measures we took but, because of the decline in the number of restaurant visitors due to the decline in the number of hotel guests revenues were lower than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 73 million yen lower than in the same month of FY 2009.

OrientalHotelHiroshima

In the room segment, even though the overall market saw large falls in revenues our measures to enhance our channels for attracting guests were successful, and as a result our revenues in this segment were higher than in the same month of FY 2009. In the food & beverage segment, the restaurants segment achieved higher revenues than in the same month of FY 2009 by holding fairs to attract more guests and increasing the use of private rooms through aggressive sales activities, but revenues from general banquets were lower than in the same month of FY 2009 due to the fall in unit prices for corporate banquets and revenues from wedding banquets were also lower than in the same month of FY 2009 due to the decline in the number of wedding banquets, so revenues for the overall segment were lower than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 2 million yen lower than in the same month of FY 2009.

*Reference

About the Impact of the Swine Influenza

In September, cancellations of reservations caused by the swine influenza (the direct impact) reduced the revenues of Kobe Meriken Park Oriental Hotel by approximately 2 million yen, Oriental Hotel Tokyo Bay by approximately 4 million yen, Namba Oriental Hotel by approximately 1 million yen, Hotel Nikko Alivila by approximately 4 million yen, Oriental Hotel Hiroshima by approximately 3 million yen, so the total impact for the five hotels came to approximately 12 million yen.

- (Note1) The above comments were prepared based on information provided by the lessee to the asset management company, and have been provided simply as a reference information regarding overall trends. Please note that the figures and information seen within the comments have not been subject to procedures such as audits, etc., and cannot be examined independently by the asset management company, and the accuracy as well as completeness of individual figures and content cannot be guaranteed.
- (Note2) Since the figures for each month have not undergone procedures such as audits, etc., the amount that is the total of each month may not match that of the six-month and one-year revenue totals in the mid-term reports and financial reports submitted later. Furthermore, the figures may differ from the revenues for each month in the mid-term reports and financial reports.
- (Note3) ADR (Average Daily Rate):

$$\text{Total room revenues during a certain period (excluding service charge)} / \text{Total number of rooms sold to the guests during the same period.}$$
- (Note4) RevPAR (Revenue Per Available Room):

$$\text{Total room revenues during a certain period} / \text{Total number of rooms in service to the guests during the same period.}$$
- (Note5) Occupancy rate is rounded off to the first decimal place. ADR & RevPAR are rounded off to the nearest yen. Revenues are rounded off to the nearest million yen.
- (Note6) The change from the same month of FY 2009 is the change between the month under review and the same month in FY 2009.
- (Note7) The cumulative total is the cumulative values from the beginning of the term under review to the month under review.
- (Note8) The change in cumulative total from FY 2009 is the change between the cumulative value from the beginning of the term under review to the month under review, and the cumulative value from the beginning of FY 2009 to month under review in FY 2009.