

Provisional Translation Only

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REIT Issuer:

Japan Hotel and Resort, Inc. (TSE code: 8981)

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Notice regarding Details and Conditions of Investor Benefit Program

Japan Hotel and Resort, Inc., (hereinafter "JHR") hereby provides notice that JHR has decided the details and conditions for the Investor Benefit Program announced in the October 13, 2009 "Notice regarding Introduction of Investor Benefit Program" as follows.

1. Details and Conditions

JHR will distribute five room discount coupons offering a 50% discount on the list price and five restaurant discount coupons offering a 20% discount on the list price to each investor in the middle of May, 2010 (planned).

Eligible Hotel			
Kobe Meriken Park Oriental Hotel	Kobe city, Hyogo	http://	http://www.kobe-orientalhotel.co.jp/
Oriental Hotel Tokyo Bay	Urayasu city, Chiba	http://	http://www.oriental-hotel.co.jp/
Namba Oriental Hotel	Osaka city, Osaka	http://www.n	http://www.nambaorientalhotel.co.jp/
Hotel Nikko Alivila	Nakagami-gun, Okinawa	http://www	http://www.alivila.co.jp/
Oriental Hotel Hiroshima	Hiroshima city, Hiroshima	http://www	http://www.oriental-hiroshima.com/

The details and conditions for use of the rooms and restaurants, and remarks are as follows.

【For room discounts】

- ◆ A 50% discount on the list price for all guest room types (except Alivila Suite and Royal Suite, Hotel Nikko Alivila) is offered.
- ◆ This discount is offered on a per-room basis so more than one guest can use the discount, but only up to the maximum capacity for each guest room.
- ◆ Extra bed charges and early check in and late check out charges are also eligible for the 50% discounts subject to the availability of these services.
- ◆ One discount coupon entitles the guests to stay in one room for up to three consecutive days.
- ◆ These benefits do not apply to some of the hotel's pick-up and drop-off services.
- ◆ Prior reservation is required. The hotels will not be able to accept reservations if there are no vacancies.
- ◆ The discounts are not applicable during the following periods.

Eligible Hotels	Non-applicable periods
Kobe Meriken Park Oriental Hotel	August 7, 13-15, 2010 December 23-26, 2010 December 31, 2010-January 2, 2011 April 29-May 7, 2011
Oriental Hotel Tokyo Bay	August 12-14, 2010 December 31, 2010-January 1, 2011 April 29-May 7, 2011
Namba Oriental Hotel	August 14-15, 2010 December 31, 2010-January 2, 2011 April 29-May 7, 2011
Hotel Nikko Alivila	July 17-19, 2010 July 31-August 21, 2010 December 30, 2010-January 2, 2011 April 29-May 7, 2011
Oriental Hotel Hiroshima	August 4-5, 13-15, 2010 December 31, 2010-January 1, 2011 April 29-May 7, 2011

【For restaurant discounts】

- ◆ One discount coupon entitles a maximum of four diners (elementary school students or older) to a 20% discount on the price of their meal and drink.
- ◆ These benefits do not apply to charges for private rooms in the restaurants, cover charges, music charges, the cost of having a bottle kept in a restaurant, take-outs, catering services, dinners, shows and other events, or to some event fares.
- ◆ The Sol restaurant, Hotel Nikko Alivila is only open from March 1, 2010 to November 30, 2010. (※).
- ◆ The use and reservation of restaurants is subject to availability.
- ◆ The discount coupon can also be used for room service.
- ◆ The eligible restaurants are as follows (subject to change).

Eligible Hotel	Eligible Restaurant	Category
Kobe Meriken Park Oriental Hotel	Santa Monica's Wind	Terrace Restaurant
	Pier	Lounge & Dining
	Oriental	Steak House
	Sekitei	Japanese/Sushi Restaurant
	Toukashun	Cantonese Restaurant
	Kou's	Sky Lounge
Oriental Hotel Tokyo Bay	Grand Cinq	Buffet Restaurant
	Chinese Table	Chinese Restaurant
	Mihama	Japanese Restaurant
	Le Bois de Boulogne	Bar Lounge
Namba Oriental Hotel	Nagi	Shabu-shabu Restaurant
Hotel Nikko Alivila	Verdemar	Brasserie
	Sawa	Japanese Restaurant
	Kinshasa	Chinese Restaurant
	Gosamaru	Teppan-yaki Restaurant
	Hanahana	Herb & Grill
	Altamira	Grotto Bar
	Ariacara	Lounge
	Sol ※	Beach Barbecue
Oriental Hotel Hiroshima	OZAWA	French Restaurant
	New York Cafe	Cafe Restaurant
	Mitsuki	Japanese Restaurant
	Moon Glow	Italian Restaurant

【Remarks】

- ◆ Validity of the discount coupon is one year from June 1 of the year of issue to May 31 of the following year. Reservations will be accepted from the middle of May 2010 (planned).
- ◆ These discount coupons cannot be used in combination with other discount offers such as reservations made through reservation websites operated by third parties or travel agencies, etc.
- ◆ Payments shall be by cash or credit card only. Payments by coupons or cash vouchers, etc., are not acceptable.
- ◆ Please present the discount coupon to the hotel staff when you arrive at the hotel, enter the restaurant or user room service.
- ◆ In principle, the benefit program is for investors and the people accompanying them, however, the holder of the coupons will be eligible for the discounts.
- ◆ If your discount coupons are lost or stolen, they will not be issued.
- ◆ The user of the discount coupons may be asked to fill in the short questionnaire sheets regarding services etc.

2. Eligible Investors

Investors recorded in the Register of Investors as of the last day of February, 2010 (JHR's interim financial periods) shall be eligible, with each investor eligible for these benefits regardless of the number of investment units the investor owns.
(The final rights-attached trading day in the current fiscal year is February 23, 2010.)

3. Handling of Personal Information

Any personal information acquired by JHR, the asset management company and the eligible hotels through this benefit program will be used only for this program and will not be used for any other purpose.

4. Others

The implementation of and details of this benefit program may change at a later date.

5. Inquiries

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*The Japanese original was distributed to the prescribers in the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport.

*Japan Hotel and Resort, Inc. website: <http://www.jhrth.com/>