

Provisional Translation Only

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

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Notice regarding the Monthly Disclosure of Hotel Performance Results for February 2010

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 February 2010 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 February (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 (%)	71.6%	0.4%	74.2%	-0.7%
	ADR (Yen)	11,480	-1,292	14,228	-1,668
	RevPAR (Yen)	8,216	-870	10,550	-1,354
	Total Revenues (Million Yen)	429	7	3,041	-81
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	85.4%	-6.9%	86.3%	-3.0%
	ADR (Yen)	11,895	-806	15,955	-1,973
	RevPAR (Yen)	10,160	-1,560	13,766	-2,235
	Total Revenues (Million Yen)	442	-11	3,189	-260
Namba Oriental Hotel	Occupancy Rate (%)	76.6%	-0.9%	79.9%	-0.5%
	ADR (Yen)	8,835	-348	9,152	-1,452
	RevPAR (Yen)	6,769	-348	7,311	-1,210
	Total Revenues (Million Yen)	136	3	866	-60
Hotel Nikko Alivila	Occupancy Rate (%)	74.7%	8.5%	61.8%	-11.6%
	ADR (Yen)	15,825	-1,441	21,898	-430
	RevPAR (Yen)	11,829	394	13,531	-2,848
	Total Revenues (Million Yen)	291	16	1,947	-356

OrientalHotelHiroshima	OccupancyRate(%)	64.2%	-2.8%	70.2%	-3.3%
	ADR(Yen)	8,475	-7	8,906	-52
	RevPAR(Yen)	5,439	-244	6,249	-328
	TotalRevenues(MillionYen)	163	16	1,066	-43
Total	TotalRevenues(MillionYen)	1,462	32	10,109	-799

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

Kobe Meriken Park Oriental Hotel

In the room segment, due to our aggressive sales of low-priced products we maintained the occupancy rate at the same level as in the same month of FY 2009, but ADR was lower than in the same month of FY 2009, and therefore revenues were lower than in the same month of FY 2009. In the food & beverages segment, revenues from wedding banquets and general banquets were both higher than in the same month of FY 2009 due to an increase in the numbers of both banquets, and therefore revenues for the overall segment were also higher than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 7 million yen higher than in the same month of FY 2009.

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

In the room segment, suffered from the impact of the stop in sales due to the renovation of the guest rooms on the 12th floor and the price competition among competing facilities, occupancy rates and ADR were lower than in the same month of FY 2009 so revenues were also lower than in the same month of FY 2009. In the food & beverages segment, restaurant revenues were lower than in the same month of FY 2009 because revenues declined due to the impact of the economic slowdown but revenues from wedding banquets were higher than in the same month of FY 2009 due to the positive effect of the new chapel, and therefore revenues for the overall segment were higher than in the same month of FY 2009. As a result, the total revenues of the hotel were approximately 11 million yen lower than in the same month of FY 2009.

Namba Oriental Hotel

In the room segment, demand from foreign visitors to Japan showed a recovery and by bringing in the guests we were able to maintain occupancy rates at the same level as in the same month of FY 2009, but the ADR continued to fall so revenues were lower than in the same month of FY 2009. In the food & beverage segment, restaurant revenues were higher than in the same month of FY 2009 because measures to attract guests that we have been carrying out, such as revising the menus, etc. were successful. As a result, the total revenues of the hotel were approximately 3 million yen higher than in the same month of FY 2009.

Hotel Nikko Alivila

In the room segment, for the first time in 16 months, the number of visitors to the main island of Okinawa was higher than in the same month of FY 2009. Furthermore, occupancy rates rose because we implemented aggressive sales of low-priced products and due to the impact of the stop in sales at the time of the renovation work we performed in the same month of FY 2009 so although ADR was lower than in the same month of FY 2009 revenues were higher than in the same month of FY 2009. In the food & beverages segment, revenues were higher than in the same month of FY 2009 mainly because of the increase in the number of hotel guests. As a result, the total revenues of the hotel were approximately 16 million yen higher than in the same month of FY 2009.

Oriental Hotel Hiroshima

In the room segment, we enhanced our channels for attracting guests and brought in more demand but occupancy rates and ADR were lower than in the same month of FY2009, and therefore revenues were lower than in the same month of FY2009. In the food & beverage segment, revenues from wedding banquets were higher than in the same month of FY2009 due to an increase in the number of wedding banquets, and restaurant revenues were also higher than in the same month of FY2009 due to the increase in the number of people using the restaurants resulting from our enhanced marketing. Therefore, revenues for the overall segment were higher than in the same month of FY2009. As a result, the total revenues of the hotel were approximately 16 million yen higher than in the same month of FY2009.

- (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 FY2009 is the change between the month under review and the same month in FY2009.
- (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 FY2009 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 FY2009 to month under review in FY2009.

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