

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 May 2010

We hereby announce results of the monthly total revenue segment, the ADR, and the RevPAR of Japan Hotel and follows. JHR will continue to provide monthly disclosures for which we are able to obtain consent for disclosure from the hotel.

venues, the guest room occupancy rates in the room Resort, Inc. (hereinafter "JHR") for May 2010 as disclosures about the hotels with payments of variable disclosure from Hotel Management Japan K.K., the

Hotel/Indicator		2010 May (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 (%)	75.7%	22.2%	75.3%	4.5%
	ADR (Yen)	15,248	-2,736	13,922	-1,778
	RevPAR (Yen)	11,537	1,924	10,484	-626
	Total Revenues (Million Yen)	608	67	4,572	-57
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	89.4%	23.8%	86.8%	2.7%
	ADR (Yen)	17,685	-2,263	16,466	-2,263
	RevPAR (Yen)	15,805	2,728	14,299	-1,452
	Total Revenues (Million Yen)	605	84	4,890	-222
Namba Oriental Hotel	Occupancy Rate (%)	80.3%	23.7%	81.0%	3.7%
	ADR (Yen)	10,333	-595	9,405	-1,135
	RevPAR (Yen)	8,294	2,112	7,615	-529
	Total Revenues (Million Yen)	159	26	1,356	-3
Hotel Nikko Alivila	Occupancy Rate (%)	74.2%	1.0%	66.4%	-7.9%
	ADR (Yen)	23,681	-2,836	21,583	-934
	RevPAR (Yen)	17,580	-1,829	14,322	-2,404
	Total Revenues (Million Yen)	418	-25	3,130	-422

Oriental Hotel Hiroshima	Occupancy Rate(%)	70.0%	1.0%	70.4%	-0.9%
	ADR(Yen)	9,726	-61	8,899	-102
	RevPAR(Yen)	6,809	54	6,266	-152
	Total Revenues(Million Yen)	170	-19	1,618	-21
Total	Total Revenues(Million Yen)	1,961	132	15,567	-725

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

Kobe Meriken Park Oriental Hotel

The room segment performed strongly during Golden Week and there was no impact of the swine influenza compared to the same month of FY 2009, although ADR was lower than in the same month of FY 2009, occupancy rates were higher than in the same month of FY 2009. In the food & beverages segment, restaurant revenues were higher than in the same month due to the increase in the number of restaurant guests resulting from the rise in room occupancy and revenues from general banquets were also higher than in the same month of FY 2009 as there was no impact of the swine influenza compared to the same month of FY 2009, so 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 67 million yen higher than in the same month of FY 2009.

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

The room segment performed strongly during Golden Week and due to our aggressive sales of low-price products, occupancy rates were higher than in the same month of FY 2009 although ADR was lower than in the same month of 2009 so revenues were higher than in the same month of FY 2009. In the food & beverages segment, revenues from weddings were higher than in the same month of FY 2009, so revenues for the overall segment were also higher than in the same month of FY 2009. As a result, the total revenue of the hotel were approximately 84 million yen higher than in the same month of FY 2009.

Namba Oriental Hotel

The room segment performed strongly during Golden Week and there was no impact of the swine influenza compared to the same month of FY 2009, so occupancy rates were higher than in the same month of FY 2009 although ADR was lower than in the same month of FY 2009 so revenues were higher than in the same month of FY 2009. In the food & beverages 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 were successful and due to the increase in the number of restaurant guests resulting from the rise in room occupancy. As a result, the total revenues of the hotel were approximately 26 million yen higher than in the same month of FY 2009.

Hotel Nikko Alivila

In the room segment, continuing on from last month the number of visitors to the main island of Okinawa was higher than in the same month of FY 2009 and due to our aggressive sales of low-priced products occupancy rates including the Golden Week period were higher than in the same month of FY 2009, but there is was not enough to compensate for the extent of the decline in ADR so revenues were lower than in the same month of FY 2009. In the food & beverages segment, revenues were slightly higher than in the same month of FY 2009 due to the increase in the number of restaurant guests resulting from the rise in room occupancy. As a result, the total revenues of the hotel were approximately 25 million yen lower than in the same month of FY 2009.

Oriental Hotel Hiroshima

In the room segment, although ADR declined compared to the same month of FY2009, we enhanced our channels for attracting guests and brought in more demand and the room segment performed steadily during Golden Week, and therefore occupancy rates were higher than in the same month of FY2009. So, we maintained revenues at the same level as in the same month of FY2009. In the food & beverages segment, revenues from general banquets were higher than in the same month of FY2009 mainly because there was no impact of the swine influenza compared to the same month of FY2009, but revenues from weddings were lower than in the same month of FY2009 and therefore revenues for the overall segment were also lower than in the same month of FY2009. As a result, the total revenues of the hotel were approximately 19 million yen lower 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 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/>