

**Provisional Translation Only**

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REIT Issuer:

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

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Notice regarding the Monthly Disclosure of Hotel Performance Results for June 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 hotellessee.

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

Hotel/Indicator		2010 June (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 (%)	80.3%	31.0%	75.8%	7.2%
	ADR (Yen)	12,156	-662	13,737	-1,758
	RevPAR (Yen)	9,767	3,443	10,413	-223
	Total Revenues (Million Yen)	434	53	5,006	-4
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	91.1%	29.9%	87.3%	5.4%
	ADR (Yen)	13,791	-1,472	16,191	-2,282
	RevPAR (Yen)	12,558	3,225	14,127	-988
	Total Revenues (Million Yen)	513	104	5,403	-117
Namba Oriental Hotel	Occupancy Rate (%)	78.3%	25.0%	80.7%	5.8%
	ADR (Yen)	8,953	-144	9,361	-1,077
	RevPAR (Yen)	7,011	2,158	7,555	-263
	Total Revenues (Million Yen)	146	29	1,503	26
Hotel Nikko Alivila	Occupancy Rate (%)	70.7%	-6.2%	66.8%	-7.8%
	ADR (Yen)	18,342	-2,690	21,243	-1,122
	RevPAR (Yen)	12,975	-3,213	14,189	-2,484
	Total Revenues (Million Yen)	316	-56	3,446	-478

Oriental Hotel Hiroshima	Occupancy Rate(%)	63.0%	-3.6%	69.7%	-1.2%
	ADR(Yen)	8,194	-285	8,836	-116
	RevPAR(Yen)	5,163	-483	6,157	-185
	Total Revenues(Million Yen)	164	-10	1,782	-31
Total	Total Revenues(Million Yen)	1,572	121	17,140	-605

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

#### Kobe Meriken Park Oriental Hotel

In the room segment, although ADR was lower than higher than in the same month of FY2009 as there was a month of FY2009 and therefore revenues were higher than in the same month of FY2009. In the food & beverages segment, restaurant revenues were higher than in the same month of FY2009 due to a recovery of unit price per guest and revenues from general banquet were higher than in the same month of FY2009 and 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 53 million yen higher than in the same month of FY2009.

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

In the room segment, there was no impact of the swine influenza compared to the same month of FY2009 and due to our aggressive sales of low-price products, occupancy rates were higher than in the same month of FY2009 and therefore revenues were higher than in the same month of FY2009. In the food and beverages segment, restaurant revenues were higher than in the same month of FY2009 due to the increase in the number of restaurant guests resulting from the rise in room occupancy, and revenues from weddings were higher than in the same month of FY2009 due to the increase in the number of weddings and 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 104 million yen higher than in the same month of FY2009.

#### Namba Oriental Hotel

In the room segment, Although ADR was lower than higher than in the same month of FY2009 because demand and there was no impact of the swine influenza compared to the same month of FY2009, so revenues were higher than in the same month of FY2009. In the food and beverages segment, restaurant revenues were higher than in the same month of FY2009 because measures to attract guests that we have been carrying out 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 29 million yen higher than in the same month of FY2009.

#### Hotel Nikko Alivila

In the room segment, continuing on from last month was higher than in the same month of FY2009 and we had lower-priced products, but both of occupancy rates and ADR were lower than in the same month of FY2009 and revenues were also lower than in the same month of FY2009. In the food & beverages segment, revenues were lower than in the same month of FY2009 due to the decrease in the number of restaurant guests resulting from the decline in the room occupancy. As a result, the total revenues of the hotel were approximately 56 million yen lower than in the same month of FY2009.

Oriental Hotel Hiroshima

In the room segment, we enhanced our channels for the attracting guests but both of occupancy rates and ADR were lower than in the same month of FY2009, so revenues were also lower than in the same month of FY2009. In the food & beverages segment, both of revenues from weddings and general banquets were lower than in the same month of FY2009 due to the decrease in the number of use, so 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 10 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 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/>