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Notice Concerning Details of Unitholder Benefits Program for FY2018

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you of the details of the Unitholder Benefits Program for FY2018 (hereinafter called the “Benefits Program”) as follows.

**1. Amended Details of the Benefits Program**

JHR has been offering the Benefits Program for the purpose that our unitholders would gain a better understanding of the hotels owned by JHR. It also aims to improve unitholder’s satisfaction and expand the base of unitholders.

In consideration of the opinions and requests from our unitholders, JHR has added three hotels to offer the Benefits Program, so that JHR has total 18 hotels that offer the Benefits Program. JHR would appreciate if more unitholders could enjoy the Benefits Program.

**【Added hotels that offer the Benefits Program】**

- Hilton Tokyo Narita Airport
- International Garden Hotel Narita
- Hotel Nikko Nara

**2. Details of the Benefits Program**

**【Eligible Investment Unitholders】**

Investment unitholders who hold ten or more JHR units and whose names are stated and recorded on Unitholders’ Registry of JHR as of June 30, 2018 (base date).

The last trading day of the investment units with right to the Benefits Program at the Tokyo Stock Exchange is scheduled to be June 26, 2018.

**【Summary of the Benefits Program】**

- In mid-September 2018 (scheduled), JHR will send out 5 discount coupons for hotel accommodation and 5 discount coupons for restaurants (hereinafter called the “Complimentary Coupon”) to eligible investment unitholders.
- Hotels that offer the Benefits Program are the Twelve HMJ hotels and the Six Accor hotels as follows

Hotels		Accommodation	Restaurants
The Twelve HMJ Hotels	Kobe Meriken Park Oriental Hotel	10% discount from best rates or flexible rates offered by the hotels listed on the left-hand side (*2)	10% discount from the charged amount
	Oriental Hotel tokyo bay		
	Namba Oriental Hotel		
	Hotel Nikko Alivila		
	Oriental Hotel Hiroshima		
	Okinawa Marriot Resort & Spa		
	Sheraton Grand Hiroshima Hotel		
	★Hilton Tokyo Narita Airport		
	★International Garden Hotel Narita		
	★Hotel Nikko Nara		
	Hotel Centraza Hakata		
	Holiday Inn Osaka Namba		
The Six Accor Hotels	ibis Tokyo Shinjuku	10% discount from best rates or flexible rates offered by the hotels listed on the left-hand side (*2)	No discounts
	ibis Styles Kyoto Station		
	ibis Styles Sapporo		
	Mercure Okinawa Naha		10% discount from the charged amount
	Mercure Sapporo		
	Mercure Yokosuka		

(\*1) “★” mark shows the newly added hotels that offer the Benefits Program.

(\*2) Please contact each hotel for best rates (Sheraton Grand Hiroshima Hotel calls it flexible rates) since the rate may change depending on the timing of the year. Please note that the details of best rates and flexible rates may change without notice.

The contact numbers will be stated in the Complimentary Coupon which will be sent out in mid-September 2018 (scheduled).

#### **【Valid Period】**

The Complimentary Coupon will be valid for one year from October 1, 2018 through September 30, 2019.

\*Reservations can be made after the Complimentary Coupon has been received.

\*The valid period for Hotel Centraza Hakata is from April 1, 2019 through September 30, 2019 (scheduled) due to the renovation works.

#### **【Details and Conditions for Accommodation】**

- (1) Eligible investment unitholders are able to reserve all types of guest rooms with the Complimentary Coupon (some types of guest rooms at Okinawa Marriott Resort & Spa, Sheraton Grand Hiroshima Hotel, ibis Tokyo Shinjuku, ibis Styles Sapporo, and Mercure Okinawa Naha are excluded). Each of the Twelve HMJ hotels and the Six Accor hotels offers 10% discount from its best rate or flexible rate. Please contact each hotel for guest rooms that are not available for the Complimentary Coupon.
- (2) One Complimentary Coupon is valid for one guest room for three consecutive nights (As for Hotel Nikko Nara, there is no limit in the maximum of nights that guest can stay). Guests are cordially requested to abide by the accommodation capacity of the guest rooms designated by hotels that guests are staying at.
- (3) The blackout dates of each hotel are indicated in the following “Blackout Dates for Hotel Accommodation.”
- (4) At some of the Twelve HMJ hotels, charges for extra bed(s), early check-in, and late check-out may also be discounted. Please contact each hotel directly to find out whether it offers any discount on these items and their conditions. (Please note that these services may not be available depending on the conditions of the guest rooms.) Please note the Six Accor hotels do not offer discounts for charges for extra bed(s), early check-in, and late check-out.
- (5) In the case of using the Complimentary Coupon for accommodation, please notify the hotel beforehand when you make a reservation. Please note that reservations may not be taken when all guest rooms that you wish to stay are fully booked.

**Blackout Dates for Hotel Accommodation**

<b>Hotel</b>	<b>Blackout Dates</b>
Kobe Meriken Park Oriental Hotel	December 31, 2018 January 1, 2019 May 3 & 4, 2019 The days of the fireworks festival in 2019 (scheduled for the first and the second Saturdays in August)
Oriental Hotel tokyo bay	October 6 & 7, 2018 November 23 & 24, 2018 December 22 & 23, 2018 December 29, 2018 through January 2, 2019 February 9 & 10, 2019 April 27 through May 5, 2019 July 13 & 14, 2019 August 10 through 12, 2019 September 14 & 15, 21 & 22, 2019
Namba Oriental Hotel	December 31, 2018 January 1, 2019 May 3 & 4, 2019
Hotel Nikko Alivila	December 30, 2018 through January 1, 2019 May 3 through 5, 2019 August 10 through 15, 2019
Oriental Hotel Hiroshima	May 3 through 5, 2019 August 3 through 5, 2019
Okinawa Marriott Resort & Spa	December 29, 2018 through January 3, 2019 April 27 through May 5, 2019 July 13 through 15, 2019 August 10 through 15, 2019
Sheraton Grand Hiroshima Hotel	December 31, 2019 January 1, 2019 April 27 through May 5, 2019 August 5, 10 through 15, 2019
Hilton Tokyo Narita Airport	December 31, 2018 through January 3, 2019
International Garden Hotel Narita	December 31, 2018 through January 3, 2019
Hotel Nikko Nara	December 30, 2018 through January 2, 2019
Hotel Centraza Hakata	October 1, 2018 through March 31, 2019 (due to renovation) April 6, 13, 20, 27 & 28, 2019 May 3 through 5, 11, 18, 25, 2019 June 1, 8, 15, 22 & 29, 2019 July 6, 13, 14, 20 & 27, 2019 August 3, 10, 11, 17, 24 & 31, 2019 September 7, 14, 15, 21, 22 & 28, 2019
Holiday Inn Osaka Namba	December 31, 2018 January 1, 2019 May 3 & 4, 2019
ibis Tokyo Shinjuku	No blackout dates
ibis Styles Kyoto Station	No blackout dates
ibis Styles Sapporo	No blackout dates
Mercure Okinawa Naha	December 31, 2018 January 1, 2019
Mercure Sapporo	No blackout dates
Mercure Yokosuka	December 31, 2018 January 1, 2019

**【Details and Conditions for Use at Restaurants】**

- (1) One Complimentary Coupon is valid for one payment up to four people (elementary school students or older), with 10% discount from the amount used. One Complimentary Coupon can be used for one dining at the restaurant.
- (2) The Complimentary Coupon may be used at “Eligible Restaurants” listed as follows.
- (3) Please note that the following items are not included in the Complimentary Coupon: private room charge, cover charge, music charge, charge for keeping bottles of spirits at restaurants, take-out charge, catering service, entertainment such as dinner shows, some events or fairs (special menus and/or special periods designated by hotels), and some menu items and drinks designated by hotels.  
 \*Mercure Sapporo and Mercure Yokosuka offer discounts for some of the services above. For further information, please contact each hotel directly.  
 \*Please contact each hotel directly for further information on entertainments and events or fairs.  
 Please note that guests may be requested to wait until the table is ready or reservation may not be taken when all tables are fully booked.
- (4) The Complimentary Coupon may be used for room services at hotels whose restaurants offer the Benefits Program (except for room services at Namba Oriental Hotel, Okinawa Marriott Resort & Spa, Sheraton Grand Hiroshima Hotel, Mercure Sapporo, and Mercure Yokosuka).
- (5) The Complimentary Coupon cannot be used on closing dates at restaurants. Please contact each hotel directly for closing dates.
- (6) Restaurants that accept the Complimentary Coupon are subject to change.

**Eligible Restaurants**

<b>Hotel</b>	<b>Restaurant</b>	<b>Category</b>
Kobe Meriken Park Oriental Hotel	Santa Monica’s Wind	Terrace restaurant (buffet)
	Pier	Lounge & dining (French)
	Oriental	Steakhouse
	Sekitei	Japanese restaurant
	Toukashun	Chinese restaurant
	VIEW BAR	Bar
Oriental Hotel tokyo bay	Grand Cinq	Western buffet restaurant
	Chinese Table	Chinese restaurant
	Mihama	Japanese restaurant
	Le Bois De Boulogne	Bar lounge
	Festa	Karaoke room
Namba Oriental Hotel	Nagi	Japanese restaurant
Hotel Nikko Alivila	Verdemar	Brasserie
	Sawa	Japanese/Ryukyu restaurant
	Kinshasa	Chinese restaurant
	Gosamaru	Teppan-yaki restaurant
	Hanahana	Casual buffet restaurant
	Ariacara	Lounge
	Sol (*1)	Beach barbecue
Oriental Hotel Hiroshima	Ozawa	French restaurant
	New York Café	Café restaurant
	Mitsuki	Japanese restaurant
Okinawa Marriott Resort & Spa (*2)	All Star Buffet	Buffet restaurant
	Howdy	Teppan BBQ
	Ryu-bin-ka	Japanese /Ryukyu kaiseki restaurant
	Ryu-ka-ho	Chinese/Ryukyu-Chinese restaurant
	Ryu-sen	Okinawa steak BBQ
	Kanon	Lobby Lounge
Sheraton Grand Hiroshima Hotel	Bridges	Buffet restaurant
	Miyabi-tei	Japanese restaurant

Hilton Tokyo Narita Airport	★Terrace	All-day Dining
	★Matsukaze	Japanese
	★Baien	Chinese
	★Terrace Bar	Bar
International Garden Hotel Narita	★AVANTI	All-day Dining
Hotel Nikko Nara	★Serena	Buffet
	★Shuko	Chinese
	★Yoshino	Japanese
	★Icho	Teppan grill
	★fountain	Lobby Lounge
Mercure Sapporo	BORDEAUX	Bistro
	LE CEPAGE	Bar
Mercure Yokosuka	LE BISTROT DE BOURGOGNE	Bistro
	CHAMPS-ELYSEES	Lounge

(\*1) Seasonal business

(\*2) The Complimentary Coupon cannot be used from January through March 2019 due to the renovation.

(\*3) “★” mark shows the newly added restaurants that offer benefits this time.

### **【Points to Note in Using the Complimentary Coupon】**

- ◆ The Complimentary Coupon may not be used on the following occasions:
  1. Special accommodation packages offered by each hotel on its website, etc.
  2. Using the Complimentary Coupon and other discount plans at the same time
  3. Reservations through websites managed by third parties and via travel agents, etc.
- ◆ Please note that rates or conditions of other plans may be advantageous than those of the Complimentary Coupon depending on the timing of reservations or usage conditions.
- ◆ Please show the Complimentary Coupon for hotel accommodation when checking in at the hotel, the Complimentary Coupon for the restaurant when arriving at the restaurant or ordering the room service.
- ◆ Only cash or credit card payment will be accepted. Please note that other coupons or cash vouchers, etc. will not be accepted. For restaurants, please settle the payment at the restaurant you have dined at.
- ◆ For cancellation fee, please follow cancellation policies of each hotel.
- ◆ For details of how to make a reservation, please check the Complimentary Coupon which will be sent out in mid-September 2018 (scheduled).
- ◆ The Complimentary Coupon is basically targeted for use by investment unitholders and accompanying guest(s), but it can be also used by other person(s).
- ◆ Please note that the Complimentary Coupon will not be reissued when lost or stolen, etc.
- ◆ Hotels may ask coupon users to fill out simple questionnaires. Users' cooperation would be appreciated.

### **3. Personal Information of the Coupon Users**

The personal information of the coupon users obtained by JHR, its asset management company, and hotel(s) through the Benefits Program will be used for the purpose of the Benefits Program only, and it will not be used for other purposes.

### **4. Others**

Implementation, details, etc. of the Benefits Program for FY2019 and beyond are subject to change.

### **5. Contact Details for Inquiries on the Benefits Program**

Asset management company: Japan Hotel REIT Advisors Co., Ltd.

Phone number: +81-3-6422-0530

Reception hours: 9:00 a.m. to 5:00 p.m. on weekdays except for holidays, year-end and New Year holidays, etc.

\*Website of Japan Hotel REIT Investment Corporation: <http://www.jhrth.co.jp/en/>