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REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

Yukio Isa, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.

Hisashi Furukawa, Representative Director and President

Contact:

Makoto Hanamura

General Manager

Investor Relations Department, Operations Division

TEL: +81-3-6422-0530

Announcement of Monthly Disclosure for May 2015

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called "JHR") for May 2015, JHR informs you of the monthly sales, occupancy rate, ADR, and RevPAR of rooms department as below.

JHR continues monthly disclosure of hotels that pay variable rent or hotels that JHR receives income based on management contracts, and hotels whose lessees, etc. have agreed with the monthly disclosure as follows.

<HMJ's five hotels >

Hotel / Indicators		May	Fluctuation compared with the same month last year (Note 7)	Change in fluctuation compared with the same month last year	Cumulative total (Note 8)	Fluctuation of the cumulative total compared with last year (Note 9)	Change in fluctuation of the cumulative total compared with last year
Kobe Meriken Park Oriental Hotel	Occupancy rate	85.4%	2.5%	3.0%	80.7%	3.1%	4.0%
	ADR (JPY)	18,529	2,193	13.4%	15,082	1,033	7.4%
	RevPAR (JPY)	15,833	2,286	16.9%	12,167	1,268	11.6%
	Sales (JPY 1M)	513	47	10.2%	2,049	23	1.2%
Oriental Hotel tokyo bay	Occupancy rate	96.2%	1.1%	1.2%	97.6%	0.6%	0.7%
	ADR (JPY)	20,062	1,934	10.7%	18,796	447	2.4%
	RevPAR (JPY)	19,300	2,068	12.0%	18,338	553	3.1%
	Sales (JPY 1M)	647	49	8.2%	2,892	52	1.8%
Namba Oriental Hotel	Occupancy rate	91.0%	2.1%	2.4%	93.3%	3.7%	4.2%
	ADR (JPY)	16,129	3,784	30.6%	15,082	3,208	27.0%
	RevPAR (JPY)	14,671	3,707	33.8%	14,065	3,433	32.3%
	Sales (JPY 1M)	210	36	21.0%	998	159	18.9%
Hotel Nikko Alivila	Occupancy rate	80.2%	-3.6%	-4.3%	83.8%	10.1%	13.6%
	ADR (JPY)	23,293	3,036	15.0%	18,854	31	0.2%
	RevPAR (JPY)	18,686	1,700	10.0%	15,803	1,919	13.8%
	Sales (JPY 1M)	434	21	5.1%	1,976	214	12.1%
Oriental Hotel Hiroshima	Occupancy rate	82.1%	0.6%	0.8%	76.9%	2.3%	3.0%
	ADR (JPY)	9,415	805	9.4%	8,516	255	3.1%
	RevPAR (JPY)	7,726	715	10.2%	6,548	383	6.2%
	Sales (JPY 1M)	197	10	5.3%	831	-61	-6.9%
Total of five hotels	Sales (JPY 1M)	2,001	164	8.9%	8,745	387	4.6%

<Accor's six hotels>

Hotel / Indicators		May	Fluctuation compared with the same month last year (Note 7)	Change in fluctuation compared with the same month last year	Cumulative total (Note 8)	Fluctuation of the cumulative total compared with last year (Note 9)	Change in fluctuation of the cumulative total compared with last year
Mercure Sapporo	Occupancy rate	72.7%			71.9%		
	ADR (JPY)	10,826			9,911		
	RevPAR (JPY)	7,875			7,130		
	Sales (JPY 1M)	88			395		
ibis Styles Sapporo	Occupancy rate	91.3%			82.4%		
	ADR (JPY)	8,719			7,646		
	RevPAR (JPY)	7,964			6,299		
	Sales (JPY 1M)	85			331		
ibis Tokyo Shinjuku	Occupancy rate	93.1%	3.5%	3.9%	91.4%	0.8%	0.9%
	ADR (JPY)	11,751	580	5.2%	12,038	638	5.6%
	RevPAR (JPY)	10,944	931	9.3%	11,000	676	6.6%
	Sales (JPY 1M)	78	6	8.3%	381	21	6.0%
ibis Styles Kyoto Station	Occupancy rate	89.4%	5.4%	6.4%	87.0%	7.5%	9.5%
	ADR (JPY)	10,510	887	9.2%	9,971	490	5.2%
	RevPAR (JPY)	9,395	1,311	16.2%	8,678	1,141	15.1%
	Sales (JPY 1M)	68	10	17.0%	304	42	15.9%
Mercure Okinawa Naha	Occupancy rate	74.7%			78.2%		
	ADR (JPY)	9,505			9,150		
	RevPAR (JPY)	7,104			7,152		
	Sales (JPY 1M)	69			339		
Mercure Yokosuka	Occupancy rate	89.0%					
	ADR (JPY)	10,981					
	RevPAR (JPY)	9,772					
	Sales (JPY 1M)	85					
Total of six hotels	Sales (JPY 1M)	474					

<Ishin's five hotels >

Hotel / Indicators		May	Fluctuation compared with the same month last year (Note 7)	Change in fluctuation compared with the same month last year	Cumulative total (Note 8)	Fluctuation of the cumulative total compared with last year (Note 9)	Change in fluctuation of the cumulative total compared with last year
the b akasaka-mitsuke	Occupancy rate	87.9%					
	ADR (JPY)	11,283					
	RevPAR (JPY)	9,923					
	Sales (JPY 1M)	38					
the b ikebukuro	Occupancy rate	91.3%					
	ADR (JPY)	10,638					
	RevPAR (JPY)	9,717					
	Sales (JPY 1M)	54					
the b ochanomizu	Occupancy rate	89.9%					
	ADR (JPY)	11,187					
	RevPAR (JPY)	10,055					
	Sales (JPY 1M)	23					
the b hachioji	Occupancy rate	89.9%					
	ADR (JPY)	7,203					
	RevPAR (JPY)	6,474					
	Sales (JPY 1M)	49					
the b hakata	Occupancy rate	93.1%					
	ADR (JPY)	6,953					
	RevPAR (JPY)	6,476					
	Sales (JPY 1M)	36					
Total of five hotels	Sales (JPY 1M)	199					

<Special items>

In addition to successfully attracting both domestic and inbound leisure demand this month, this year's holidays for a long holiday season fell on convenient days for hotel guests. This has led each hotel to favorable room sales. Special items to note for each hotel are as follows.

Kobe Meriken Park Oriental Hotel

The hotel focused on attracting inbound demand as well as domestic leisure demand. The hotel's total sales exceeded those of the same month last year.

Oriental Hotel tokyo bay

Amid a steady number of visitors to the Tokyo Disney Resort, the hotel implemented a pricing strategy in response to demand and increased ADR. The hotel's total sales exceeded those of the same month last year.

Hotel Nikko Alivila

While the number of tourists to Okinawa Prefecture marked the record high in May, the hotel implemented a pricing strategy in response to demand and increased ADR mainly in the long holiday season. The hotel's total sales exceeded those of the same month last year.

*The sales of Mercure Sapporo, ibis Styles Sapporo, ibis Tokyo Shinjuku, ibis Styles Kyoto Station, the b akasaka-mitsuke, the b ikebukuro, the b hachioji, and the b hakata are the sales of hotel business only, and rent from other tenant(s) is not included. The previous lessees, etc. of Mercure Sapporo, ibis Styles Sapporo, Mercure Okinawa Naha, Mercure Yokosuka, and Ishin's five hotels did not agree with disclosure of numerical value. Therefore, fluctuation compared with the same month last year and fluctuation of the cumulative total compared with last year are unavailable.

- (Note 1) The comments above have been prepared based on information the asset management company had obtained from the lessees, etc. and are only provided as a reference of general trends. Please note that the numerical figures and information shown in the comments have neither been audited nor been the subject of the independent verification of the asset management company. No guarantee is made as to the accuracy or completeness of the numbers and information.
- (Note 2) Each month's numbers have not been audited; therefore, the amount that is a sum total of each month may be different from the six-month or annual sales total stated in the annual securities report to be submitted later. Sales of each month may also differ from that stated in the annual securities report.
- (Note 3) Occupancy rate: The number of rooms sold during the period is divided by the number of rooms available during the same period.
- (Note 4) ADR (Average Daily Rate): Total rooms revenue for a certain period (excluding service charges) is divided by the total number of rooms sold during the period. Accor's six hotels and Ishin's five hotels do not request service charges.
- (Note 5) RevPAR (Revenue Per Available Room): Total rooms revenue for a certain period (excluding service charges) is divided by the total number of available rooms during the period. It is the same as multiplying ADR by occupancy rate.
- (Note 6) Occupancy rate is rounded off to the first decimal place. ADR and RevPAR are rounded off to the nearest whole number. Sales are rounded off to the nearest million yen.
- (Note 7) Fluctuation compared with the same month last year means the fluctuation between the concerned month (May) and the same month last year.
- (Note 8) Cumulative total is the cumulative total from the beginning of the period (January) to the concerned month (May).
- (Note 9) Fluctuation of cumulative total compared with last year means the fluctuation between the cumulative total from the beginning of the period (January) to the concerned month (May) and the cumulative total from the beginning of the period last year to the same concerned month (May) last year.

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