

**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 February 2011

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 2011 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		2011 February (FY 2011)	Change from the same month of FY 2010 (Note 6)	(Reference) Cumulative total (Note 7)	(Reference) Change in cumulative total from FY 2010 (Note 8)
Kobe Meriken Park Oriental Hotel	Occupancy Rate (%)	61.4%	-10.2%	79.4%	5.3%
	ADR (Yen)	12,149	669	13,478	-750
	RevPAR (Yen)	7,456	-760	10,707	157
	Total Revenues (Million Yen)	358	-71	2,814	-227
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	91.1%	5.7%	93.2%	6.9%
	ADR (Yen)	12,845	951	15,981	26
	RevPAR (Yen)	11,706	1,546	14,890	1,124
	Total Revenues (Million Yen)	462	20	3,331	142
Namba Oriental Hotel	Occupancy Rate (%)	79.4%	2.8%	81.6%	1.7%
	ADR (Yen)	9,487	652	9,731	579
	RevPAR (Yen)	7,530	762	7,939	629
	Total Revenues (Million Yen)	140	4	917	51
Hotel Nikko Alivila	Occupancy Rate (%)	74.1%	-0.6%	70.4%	8.6%
	ADR (Yen)	14,881	-944	19,257	-2,641
	RevPAR (Yen)	11,034	-795	13,553	22
	Total Revenues (Million Yen)	276	-15	2,012	65

Oriental Hotel Hiroshima	Occupancy Rate (%)	61.0%	-3.1%	67.2%	-3.0%
	ADR (Yen)	8,577	102	8,743	-163
	RevPAR (Yen)	5,235	-204	5,875	-373
	Total Revenues (Million Yen)	153	-9	999	-67
Total	Total Revenues (Million Yen)	1,390	-71	10,073	-36

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

#### Kobe Meriken Park Oriental Hotel

In the room segment, occupancy rates were lower than in the same month of FY2010 as there was the impact of the stop in sales due to the renovation of the guest rooms on the 6<sup>th</sup> and 8<sup>th</sup> floors, as a result, revenues were lower than in the same month of FY2010. In the food and beverages segment, revenues for the overall segment were lower than in the same month of FY2010 due to the decrease in the number of weddings and in the number of restaurant guests. As a result, the total revenues of the hotel were approximately 71 million yen lower than in the same month of FY2010.

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

In the room segment, while the market is on a recovery path, both ADR and occupancy rates were higher than in the same month of FY2010 as our sales of products matched to demand were successful, so revenues were higher than in the same month of FY2010. In the food and beverages segment, although restaurant revenues increased as the number of restaurant guests increased resulting from the rise in room occupancy, revenues for the overall segment were lower than in the same month of FY2010 due to the decrease in the number of weddings. As a result, the total revenues of the hotel were approximately 20 million yen lower than in the same month of FY2010.

#### Namba Oriental Hotel

In the room segment, both occupancy rates and ADR were higher than in the same month of FY2010 because the measure to expand our sales channel was successful, so revenues were higher than in the same month of FY2010. In the food and beverages segment, restaurant revenues were higher than in the same month of FY2010 as the number of guests increased due to our sales promotion we took. As a result, the total revenues of the hotel were approximately 4 million yen higher than in the same month of FY2010.

#### Hotel Nikko Alivila

In the room segment, although the number of visitors to the main island of Okinawa was lower than in the same month of FY2010, occupancy rates were at almost the same level as the same month of FY2010, but ADR were lower than in the same month of FY2010, as a result, revenues were lower than in the same month of FY2010. In the food & beverages segment, restaurant revenues decreased due to the decline in the unit price per guest, so revenues for the overall segment were lower than in the same month of FY2010. As a result, the total revenues of the hotel were approximately 15 million yen lower than in the same month of FY2010.

#### Oriental Hotel Hiroshima

In the room segment, although we enhanced our channel for attracting guests, occupancy rates were lower than in the same month, so revenues were lower than in the same month of FY2010. In the food & beverages segment, the number of restaurant guests decreased resulting from the decline in the occupancy rate, and the number of weddings also decreased, so revenues for the overall segment were lower than in the same month of FY2010. As a result, the total revenues of the hotel were approximately 9 million yen lower than in the same month of FY2010.

- (Note 1) 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.
- (Note 2) 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.
- (Note 3) ADR (Average Daily Rate):  
Total room revenues during a certain period (excluding service charge) / Total number of rooms sold to the guests during the same period.
- (Note 4) RevPAR (Revenue Per Available Room):  
Total room revenues during a certain period / Total number of rooms in service to the guests during the same period.
- (Note 5) 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.
- (Note 6) The change from the same month of FY 2010 is the change between the month under review and the same month in FY 2010.
- (Note 7) The cumulative total is the cumulative values from the beginning of the term under review to the month under review.
- (Note 8) The change in cumulative total from FY 2010 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 FY 2010 to month under review in FY 2010.

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