

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 November 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 November 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 November (FY 2012)	Change from the same month of FY 2011 (Note 6)	(Reference) Cumulative total (Note 7)	(Reference) Change in cumulative total from FY 2011 (Note 8)
Kobe Meriken Park Oriental Hotel	Occupancy Rate (%)	82.9%	0.1%	83.1%	-2.9%
	ADR (Yen)	13,841	756	14,661	1,333
	RevPAR (Yen)	11,473	638	12,178	724
	Total Revenues (Million Yen)	532	21	1,543	-23
Oriental Hotel Tokyo Bay	Occupancy Rate (%)	99.2%	4.4%	99.0%	2.3%
	ADR (Yen)	15,505	-864	16,551	-2
	RevPAR (Yen)	15,388	-133	16,392	371
	Total Revenues (Million Yen)	643	31	1,817	42
Namba Oriental Hotel	Occupancy Rate (%)	86.1%	0.6%	84.3%	1.7%
	ADR (Yen)	9,741	-156	9,849	96
	RevPAR (Yen)	8,389	-75	8,299	242
	Total Revenues (Million Yen)	148	-8	442	-18
Hotel Nikko Alivila	Occupancy Rate (%)	76.6%	19.5%	82.9%	6.9%
	ADR (Yen)	16,694	-170	20,273	-645
	RevPAR (Yen)	12,781	3,153	16,799	903
	Total Revenues (Million Yen)	376	106	1,261	119
Oriental Hotel Hiroshima	Occupancy Rate (%)	79.4%	5.1%	77.7%	4.8%
	ADR (Yen)	8,367	-553	8,347	-512
	RevPAR (Yen)	6,647	15	6,483	29
	Total Revenues (Million Yen)	204	27	542	17
Total	Total Revenues (Million Yen)	1,904	177	5,605	137

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

Kobe Meriken Park Oriental Hotel

In the room segment, the number of foreign visitors to Japan and other factors has declined, but ADR increased because the impact of the Great East Japan Earthquake (herein after the “earthquake disaster”) has lessened and we brought in domestic demand centered on leisure customers, so revenues were higher than in the same month of FY2011. In the food and beverages segment, revenues for the overall segment were higher than in the same month of FY2011 due to the increase in the number of weddings. As a result, the total revenues of the hotel were approximately 21 million yen higher than in the same month of FY2011.

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

In the room segment, occupancy rates were higher than in the same month of FY2011 due to the effect of Tokyo Disney Sea’s 10th anniversary, but ADR was lower than last year, so revenues were at the same level as last year. In the food and beverages segment, revenues for the overall segment were lower than in the same month of FY2011 due to the decrease in the number of both weddings and general banquets. However there was insurance income (approximately 70 million yen) due to operating losses caused by the earthquake disaster. As a result, the total revenues of the hotel were approximately 31 million yen higher than in the same month of FY2011.

Namba Oriental Hotel

In the room segment, the impact of the earthquake disaster has lessened and occupancy rates increased due to our sales of low-price products but ADR was lower than last year, so revenues were at the same level as last year. And restaurant revenues were lower than in the same month of FY2011 due to the decline in the number of guests in the restaurants, and in the tenant segment some tenant rents declined, so the total revenues of the hotel were approximately 8 million yen lower than in the same month of FY2011.

Hotel Nikko Alivila

The room segment is recovering from the impact of the earthquake disaster primarily due to demand from leisure customers, and occupancy rates were higher than in the same month of FY2011, so revenues were also higher than in the same month of FY2011. In the food and beverages segment, wedding revenues were higher than in the same month of FY2011 due to the increase in the number of weddings, so revenues for the overall segment were higher than in the same month of FY2011. As a result, the total revenues of the hotel were approximately 106 million yen higher than in the same month of FY2011.

Oriental Hotel Hiroshima

In the room segment, occupancy rates were higher than last year because our efforts to bring in demand by enhancing our channels for attracting guests although ADR was lower than last year, so revenues were higher than last year. In the food and beverages segment, the revenues for the overall segment were higher than in the same month of FY2011 due to the increase in the number of weddings. As a result, the total revenues of the hotel were approximately 27 million yen higher than in the same month of FY2011.

(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 3) 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 4) ADR (Average Daily Rate):

$$\text{Total room revenues during a certain period (excluding service charge)} / \text{Total number of rooms sold to the guests during the same period.}$$
- (Note 5) RevPAR (Revenue Per Available Room):

$$\text{Total room revenues during a certain period} / \text{Total number of rooms in service to the guests during the same period.}$$
- (Note 6) 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 7) The change from the same month of FY 2011 is the change between the month under review and the same month in FY 2011.
- (Note 8) The cumulative total is the cumulative values from the beginning of the term under review to the month under review.

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