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REIT Issuer:

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Notice Concerning Additional Acquisition of JHR's Investment Units by Main Sponsor

Japan Hotel REIT Investment Corporation (hereinafter called "JHR") informs you that Japan Hotel REIT Advisors Co., Ltd. (hereinafter called "JHRA"), which JHR entrusts investment management to, received notice of the additional acquisition of JHR's outstanding shares (hereinafter called the "Acquisition") by Rise Synergy Investments Limited (hereinafter called "RSIL"), which belongs to SC Capital Partners Group (hereinafter called "SCCP Group"), the main sponsor of JHRA.

1. Details of the Acquisition in the notice from SCCP Group

(1) Total acquisition amount of investment units	JPY3.0Bn (upper limit) (*1)
(2) Acquisition period	From April 22, 2025 to May 21, 2025 (scheduled) (*2)
(3) Acquisition method	Acquisition of JHR investment units through market purchases

(*1) The total number of investment units to be acquired may not reach the upper limit, or no acquisition may take place at all, depending on factors such as the unit price level, liquidity, and market conditions during the acquisition period.

(*2) The acquisition may be terminated during the acquisition period if, for example, the number of investment units acquired reaches the upper limit.

2. Purpose of the Acquisition

JHR and its main sponsor, SCCP Group, acknowledge the ongoing challenge of the investment unit price consistently remaining below NAV per unit. The Acquisition aims to demonstrate the sponsor group's further commitment to JHR by strengthening the alignment of interests and relationship between JHR and the main sponsor through the main sponsor's additional acquisition of investment units.

3. Number and share of JHR's investment units held by SCCP Group

No. of investment units	Before the Acquisition	The Acquisition (maximum)	After the Acquisition (maximum)
Issued and outstanding	5,097,006 units	—	5,097,006 units
RSIL	4,659 units	43,041 units (*)	47,700 units
JHRA	3,700 units	—	3,700 units
Total of SCCP Group	8,359 units	43,041 units	51,400 units
% of SCCP Group	0.16%	0.84%	1.01%

(*) Calculated based on the JHR's closing price of JPY69,700 as of April 18, 2025.

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