

This English translation is provided for information purposes only. If any discrepancy is identified between this translation and the Japanese original, the Japanese original shall prevail.

May 25, 2016

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Kaname Masuda, 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 April 2016

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for April 2016, JHR informs you of the monthly sales, occupancy rates, ADR, and RevPAR of rooms department as below.

JHR continues to announce monthly disclosure of hotels from which JHR receives variable rent or income based on management contracts and whose lessees, etc. have agreed with the monthly disclosure.

<HMJ's five hotels >

Hotel / Indicators	April	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	75.3%	-8.4%	-10.0%	71.6%	-7.8%	-9.9%
	ADR (JPY)	18,844	3,686	24.3%	17,347	3,222	22.8%
	RevPAR (JPY)	14,197	1,504	11.8%	12,421	1,200	10.7%
	Sales (JPY 1M)	438	31	7.7%	1,570	34	2.2%
Oriental Hotel tokyo bay	Occupancy rate	94.6%	1.0%	1.1%	94.5%	-3.4%	-3.5%
	ADR (JPY)	19,884	2,589	15.0%	20,147	1,673	9.1%
	RevPAR (JPY)	18,806	2,621	16.2%	19,033	945	5.2%
	Sales (JPY 1M)	582	70	13.8%	2,292	47	2.1%
Namba Oriental Hotel	Occupancy rate	95.3%	0.1%	0.1%	91.0%	-2.9%	-3.1%
	ADR (JPY)	22,616	5,754	34.1%	20,067	5,248	35.4%
	RevPAR (JPY)	21,559	5,497	34.2%	18,260	4,351	31.3%
	Sales (JPY 1M)	260	44	20.4%	932	144	18.3%
Hotel Nikko Alivila	Occupancy rate	89.0%	0.7%	0.7%	80.4%	-4.3%	-5.1%
	ADR (JPY)	21,149	2,178	11.5%	20,396	2,627	14.8%
	RevPAR (JPY)	18,817	2,063	12.3%	16,398	1,340	8.9%
	Sales (JPY 1M)	452	30	7.0%	1,579	37	2.4%
Oriental Hotel Hiroshima	Occupancy rate	83.7%	4.2%	5.3%	75.5%	0.0%	0.0%
	ADR (JPY)	9,505	1,035	12.2%	8,790	527	6.4%
	RevPAR (JPY)	7,956	1,225	18.2%	6,639	396	6.3%
	Sales (JPY 1M)	171	35	25.8%	650	16	2.6%
Total of five hotels	Sales (JPY 1M)	1,903	211	12.4%	7,023	279	4.1%

<HMJ group hotels>

Hotel / Indicators		April	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
Okinawa Marriott Resort & Spa	Occupancy rate	84.1%			83.8%		
	ADR (JPY)	15,158			14,815		
	RevPAR (JPY)	12,748			12,422		
	Sales (JPY 1M)	263			1,062		
ACTIVE-INTER CITY HIROSHIMA (Sheraton Hiroshima Hotel)	Occupancy rate	86.0%			81.7%		
	ADR (JPY)	18,689			16,489		
	RevPAR (JPY)	16,066			13,475		
	Sales (JPY 1M)	245			898		
Hotel Centraza Hakata	Occupancy rate	88.0%					
	ADR (JPY)	10,009					
	RevPAR (JPY)	8,811					
	Sales (JPY 1M)	185					

<Accor's six hotels>

Hotel / Indicators		April	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	67.7%	4.5%	7.1%	78.3%	6.6%	9.2%
	ADR (JPY)	9,102	431	5.0%	10,419	748	7.7%
	RevPAR (JPY)	6,160	680	12.4%	8,162	1,225	17.7%
	Sales (JPY 1M)	68	5	8.0%	344	36	11.9%
ibis Styles Sapporo	Occupancy rate	80.7%	10.0%	14.2%	87.5%	7.4%	9.2%
	ADR (JPY)	6,553	162	2.5%	7,882	553	7.5%
	RevPAR (JPY)	5,286	773	17.1%	6,894	1,026	17.5%
	Sales (JPY 1M)	59	12	24.1%	300	54	22.0%
ibis Tokyo Shinjuku	Occupancy rate	95.3%	0.1%	0.1%	88.4%	-2.5%	-2.7%
	ADR (JPY)	13,107	667	5.4%	12,830	716	5.9%
	RevPAR (JPY)	12,496	653	5.5%	11,347	333	3.0%
	Sales (JPY 1M)	85	4	5.1%	312	9	2.9%
ibis Styles Kyoto Station	Occupancy rate	98.3%	7.9%	8.8%	94.6%	8.2%	9.5%
	ADR (JPY)	15,241	2,269	17.5%	11,459	1,632	16.6%
	RevPAR (JPY)	14,986	3,259	27.8%	10,842	2,350	27.7%
	Sales (JPY 1M)	105	25	30.8%	312	75	31.8%
Mercure Okinawa Naha	Occupancy rate	83.9%	2.9%	3.6%	81.8%	2.7%	3.5%
	ADR (JPY)	10,360	1,623	18.6%	10,745	1,684	18.6%
	RevPAR (JPY)	8,693	1,614	22.8%	8,790	1,626	22.7%
	Sales (JPY 1M)	81	14	21.8%	334	64	23.6%
Mercure Yokosuka	Occupancy rate	96.5%			96.8%		
	ADR (JPY)	12,836			12,452		
	RevPAR (JPY)	12,384			12,051		
	Sales (JPY 1M)	92			406		
Total of six hotels	Sales (JPY 1M)	490			2,007		

<Six “the b” hotels>

Hotel / Indicators		April	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	91.7%	-2.6%	-2.8%	89.5%		
	ADR (JPY)	13,227	933	7.6%	12,344		
	RevPAR (JPY)	12,132	533	4.6%	11,047		
	Sales (JPY 1M)	45	2	4.5%	164		
the b ikebukuro	Occupancy rate	91.2%	-2.9%	-3.1%	91.6%		
	ADR (JPY)	12,042	1,370	12.8%	11,269		
	RevPAR (JPY)	10,980	938	9.3%	10,323		
	Sales (JPY 1M)	58	5	8.8%	221		
the b ochanomizu	Occupancy rate	90.7%	-1.9%	-2.0%	90.5%		
	ADR (JPY)	12,332	41	0.3%	11,306		
	RevPAR (JPY)	11,190	-196	-1.7%	10,230		
	Sales (JPY 1M)	24	0	-1.7%	90		
the b hachioji	Occupancy rate	92.7%	-0.8%	-0.9%	91.7%		
	ADR (JPY)	7,733	593	8.3%	7,438		
	RevPAR (JPY)	7,171	493	7.4%	6,823		
	Sales (JPY 1M)	50	0	0.5%	197		
the b hakata	Occupancy rate	97.8%	3.7%	3.9%	96.3%		
	ADR (JPY)	7,824	1,550	24.7%	7,333		
	RevPAR (JPY)	7,655	1,746	29.6%	7,065		
	Sales (JPY 1M)	41	9	28.8%	151		
the b suidobashi	Occupancy rate	88.6%			87.4%		
	ADR (JPY)	12,666			11,508		
	RevPAR (JPY)	11,225			10,059		
	Sales (JPY 1M)	33			122		
Total of six hotels	Sales (JPY 1M)	251			945		

<Special items>
Kobe Meriken Park Oriental Hotel

The rooms department’s implementation of a strategy to attract guests in the higher-rate segment in a bid to increase ADR worked well. Therefore, rooms department sales exceeded those of the same month last year. As a result, the hotel’s total sales exceeded those of the same month last year.

Oriental Hotel tokyo bay

While the Tokyo Disney Resort steadily attracted visitors in April, rooms department adopted a price strategy in response to demand and increased ADR. Therefore, rooms department sales exceeded those of the same month last year. As a result, the hotel’s total sales exceeded those of the same month last year.

Hotel Nikko Alivila

The rooms department increased ADR by attracting guests in the higher-rate segment, mainly on the three-day holiday. Therefore, rooms department sales exceeded those of the same month last year. As a result, the hotel’s total sales exceeded those of the same month last year.

Oriental Hotel Hiroshima

Although the hotel was affected by unavailability of some guest rooms due to renovation which started in January, the rooms department adopted a price strategy in response to demand. As a result of attracting both domestic and inbound leisure demand under the strategy, rooms department sales exceeded those of the same month last year. Consequently, the hotel’s total sales exceeded those of the same month last year.

ibis Styles Kyoto Station and Mercure Okinawa Naha

Amid strong domestic and inbound leisure demand, the hotel adopted a price strategy in response to demand, and increased the occupancy rate and ADR. As a result, the hotel’s total sales exceeded those of the same month last year.

the b hakata

In spite of a series of earthquakes hitting especially the Kumamoto region since April 14, 2016, stable leisure demand and attracting business demand led the hotel's total sales to exceed 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, the b hakata, and ACTIVE-INTER CITY HIROSHIMA (Sheraton Hiroshima Hotel) are the sales of hotel business only, and rent from non-hotel tenant(s) is not included. The previous lessees, etc. of five "the b" hotels (five hotels excluding the b suidobashi from six "the b" hotels) did not agree with disclosure of numerical value. Therefore, fluctuation of the cumulative total compared with last year is unavailable for these hotels. The previous lessees, etc. of Okinawa Marriott Resort & Spa, ACTIVE-INTER CITY HIROSHIMA (Sheraton Hiroshima Hotel), Mercure Yokosuka, the b suidobashi, and Hotel Centraza Hakata 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 for these hotels.

-
- (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 six "the b" 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 (April) 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 (April).
- (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 (April) and the cumulative total from the beginning of the period last year to the same concerned month (April) last year.

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