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Announcement of Monthly Disclosure for February 2016

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for February 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		February	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
<b>Kobe Meriken Park Oriental Hotel</b>	Occupancy rate	67.2%	-13.4%	-16.6%	66.7%	-8.6%	-11.4%
	ADR (JPY)	15,846	3,018	23.5%	15,672	2,387	18.0%
	RevPAR (JPY)	10,644	309	3.0%	10,449	450	4.5%
	Sales (JPY 1M)	337	17	5.3%	662	-15	-2.2%
<b>Oriental Hotel tokyo bay</b>	Occupancy rate	91.4%	-8.2%	-8.2%	92.1%	-7.1%	-7.2%
	ADR (JPY)	16,694	1,109	7.1%	16,488	654	4.1%
	RevPAR (JPY)	15,254	-266	-1.7%	15,190	-530	-3.4%
	Sales (JPY 1M)	454	0	-0.1%	977	-20	-2.0%
<b>Namba Oriental Hotel</b>	Occupancy rate	94.3%	-0.2%	-0.2%	86.6%	-6.4%	-6.8%
	ADR (JPY)	19,214	5,658	41.7%	18,630	5,248	39.2%
	RevPAR (JPY)	18,127	5,306	41.4%	16,141	3,696	29.7%
	Sales (JPY 1M)	224	47	26.3%	426	63	17.4%
<b>Hotel Nikko Alivila</b>	Occupancy rate	84.1%	-3.7%	-4.3%	77.7%	-4.6%	-5.6%
	ADR (JPY)	18,695	3,312	21.5%	18,812	2,399	14.6%
	RevPAR (JPY)	15,727	2,212	16.4%	14,612	1,110	8.2%
	Sales (JPY 1M)	356	26	8.0%	695	8	1.2%
<b>Oriental Hotel Hiroshima</b>	Occupancy rate	75.4%	0.1%	0.1%	71.3%	-0.1%	-0.1%
	ADR (JPY)	8,503	702	9.0%	8,365	487	6.2%
	RevPAR (JPY)	6,413	535	9.1%	5,965	341	6.1%
	Sales (JPY 1M)	147	4	3.0%	272	-17	-5.8%
<b>Total of five hotels</b>	Sales (JPY 1M)	1,518	94	6.6%	3,032	21	0.7%

**<HMJ group hotels>**

Hotel / Indicators		February	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
<b>Okinawa Marriott Resort &amp; Spa</b>	Occupancy rate	91.3%			85.6%		
	ADR (JPY)	14,652			14,337		
	RevPAR (JPY)	13,381			12,277		
	Sales (JPY 1M)	273			530		
<b>ACTIVE-INTER CITY HIROSHIMA (Sheraton Hiroshima Hotel)</b>	Occupancy rate	86.5%			76.8%		
	ADR (JPY)	14,649			15,079		
	RevPAR (JPY)	12,664			11,587		
	Sales (JPY 1M)	194			393		

**<Accor's six hotels>**

Hotel / Indicators		February	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
<b>Mercure Sapporo</b>	Occupancy rate	87.9%	-1.9%	-2.1%	87.1%	9.2%	11.8%
	ADR (JPY)	13,914	1,694	13.9%	11,502	829	7.8%
	RevPAR (JPY)	12,229	1,259	11.5%	10,021	1,702	20.5%
	Sales (JPY 1M)	116	11	10.3%	201	27	15.3%
<b>ibis Styles Sapporo</b>	Occupancy rate	93.9%	0.1%	0.2%	90.3%	7.3%	8.8%
	ADR (JPY)	11,115	1,348	13.8%	9,072	863	10.5%
	RevPAR (JPY)	10,434	1,279	14.0%	8,193	1,377	20.2%
	Sales (JPY 1M)	103	17	19.2%	172	34	24.7%
<b>ibis Tokyo Shinjuku</b>	Occupancy rate	85.9%	-3.1%	-3.5%	84.4%	-2.1%	-2.4%
	ADR (JPY)	13,304	344	2.7%	12,694	615	5.1%
	RevPAR (JPY)	11,422	-106	-0.9%	10,713	264	2.5%
	Sales (JPY 1M)	76	2	2.4%	146	4	2.8%
<b>ibis Styles Kyoto Station</b>	Occupancy rate	96.0%	11.9%	14.1%	91.4%	7.4%	8.8%
	ADR (JPY)	9,481	1,483	18.5%	9,103	1,324	17.0%
	RevPAR (JPY)	9,105	2,376	35.3%	8,322	1,788	27.4%
	Sales (JPY 1M)	64	20	44.3%	121	30	32.9%
<b>Mercure Okinawa Naha</b>	Occupancy rate	85.2%	-0.7%	-0.8%	81.0%	5.5%	7.3%
	ADR (JPY)	12,956	3,272	33.8%	11,255	1,967	21.2%
	RevPAR (JPY)	11,042	2,724	32.7%	9,118	2,106	30.0%
	Sales (JPY 1M)	98	26	35.3%	171	42	32.2%
<b>Mercure Yokosuka</b>	Occupancy rate	99.2%			96.9%		
	ADR (JPY)	12,051			12,123		
	RevPAR (JPY)	11,949			11,745		
	Sales (JPY 1M)	93			208		
<b>Total of six hotels</b>	Sales (JPY 1M)	550			1,020		

**<Six “the b” hotels>**

Hotel / Indicators		February	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
<b>the b akasaka-mitsuke</b>	Occupancy rate	91.8%	2.1%	2.3%	87.3%		
	ADR (JPY)	12,189	608	5.2%	11,783		
	RevPAR (JPY)	11,190	799	7.7%	10,289		
	Sales (JPY 1M)	40	4	11.3%	76		
<b>the b ikebukuro</b>	Occupancy rate	93.0%	-1.2%	-1.3%	90.6%		
	ADR (JPY)	11,700	954	8.9%	10,825		
	RevPAR (JPY)	10,886	761	7.5%	9,805		
	Sales (JPY 1M)	56	5	10.4%	104		
<b>the b ochanomizu</b>	Occupancy rate	90.3%	-5.3%	-5.6%	90.1%		
	ADR (JPY)	11,561	-47	-0.4%	10,748		
	RevPAR (JPY)	10,437	-658	-5.9%	9,681		
	Sales (JPY 1M)	22	-1	-2.7%	42		
<b>the b hachioji</b>	Occupancy rate	95.8%	2.0%	2.1%	90.2%		
	ADR (JPY)	7,429	246	3.4%	6,982		
	RevPAR (JPY)	7,119	378	5.6%	6,296		
	Sales (JPY 1M)	48	5	10.7%	90		
<b>the b hakata</b>	Occupancy rate	96.9%	0.1%	0.1%	94.4%		
	ADR (JPY)	7,325	1,125	18.1%	7,181		
	RevPAR (JPY)	7,100	1,095	18.2%	6,782		
	Sales (JPY 1M)	36	6	21.4%	72		
<b>the b suidobashi</b>	Occupancy rate	91.2%			86.7%		
	ADR (JPY)	11,791			10,880		
	RevPAR (JPY)	10,752			9,437		
	Sales (JPY 1M)	31			56		
<b>Total of six hotels</b>	Sales (JPY 1M)	232			440		

**<Special items>**
Kobe Meriken Park Oriental Hotel

Although the occupancy rate dropped due to an impact of unavailability of some guest rooms resulting from renovation which started in January, the rooms department’s strategy to attract guests in the higher-rate segment 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.

Oriental Hotel tokyo bay

Although the occupancy rate dropped due to an impact of unavailability of some guest rooms resulting from renovation which started in January, the rooms department implemented a price strategy to respond to demand and increased ADR. Therefore, rooms department sales recorded about the same year on year. As a result, the hotel’s total sales were about the same as a year ago.

Namba Oriental Hotel

The hotel’s total sales exceeded those of the same month last year as a result of attracting inbound leisure demand in the higher-rate segment, especially during the long vacation, Chinese New Year, celebrated in Greater China. As a result, the hotel’s total sales exceeded those of the same month last year.

Hotel Nikko Alivila

Rooms department sales exceeded those of the same month last year, thanks to the rooms department’s strategy to increase ADR, especially during the long vacation, Chinese New Year, celebrated in Greater China. As a result, the hotel’s total sales exceeded those of the same month last year.

Mercure Sapporo, ibis Styles Sapporo, ibis Styles Kyoto, and Mercure Okinawa Naha

Especially during the long vacation, Chinese New Year, celebrated in Greater China, the hotel attracted domestic and inbound leisure demand in the higher-rate segment. As a result, 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 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, and the b suidobashi 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.

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- (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 (February) 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 (February).
- (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 (February) and the cumulative total from the beginning of the period last year to the same concerned month (February) last year.

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