

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.

March 25, 2015

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

Yukio Isa, 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 February 2015

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called "JHR") for February 2015, JHR informs you of the monthly sales, occupancy rate, ADR, and RevPAR of rooms department as below.

JHR continues monthly disclosure of hotels that paid variable rent, etc. and whose hotel lessees, etc. have agreed with the monthly disclosure (hereinafter called "hotels with variable rent" or "hotels operated under management contract") as follows.

**<HMJ's five hotels (hotels with variable rent)>**

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	80.6%	10.7%	15.3%	75.3%	6.3%	9.1%
	ADR (JPY)	12,828	752	6.2%	13,284	437	3.4%
	RevPAR (JPY)	10,335	1,900	22.5%	9,999	1,133	12.8%
	Sales (JPY 1M)	320	-19	-5.6%	677	-6	-0.9%
<b>Oriental Hotel tokyo bay</b>	Occupancy rate	99.6%	1.3%	1.3%	99.3%	2.4%	2.5%
	ADR (JPY)	15,585	494	3.3%	15,834	153	1.0%
	RevPAR (JPY)	15,520	688	4.6%	15,720	529	3.5%
	Sales (JPY 1M)	455	4	0.9%	997	28	2.9%
<b>Namba Oriental Hotel</b>	Occupancy rate	94.6%	2.5%	2.7%	93.0%	3.8%	4.3%
	ADR (JPY)	13,556	2,908	27.3%	13,382	2,320	21.0%
	RevPAR (JPY)	12,821	3,017	30.8%	12,445	2,577	26.1%
	Sales (JPY 1M)	177	25	16.7%	363	46	14.6%
<b>Hotel Nikko Alivila</b>	Occupancy rate	87.9%	25.8%	41.6%	82.3%	20.4%	33.0%
	ADR (JPY)	15,382	984	6.8%	16,413	-636	-3.7%
	RevPAR (JPY)	13,515	4,584	51.3%	13,502	2,955	28.0%
	Sales (JPY 1M)	330	93	39.3%	687	145	26.7%
<b>Oriental Hotel Hiroshima</b>	Occupancy rate	75.3%	1.7%	2.3%	71.4%	3.3%	4.8%
	ADR (JPY)	7,801	-299	-3.7%	7,878	-138	-1.7%
	RevPAR (JPY)	5,878	-89	-1.5%	5,624	165	3.0%
	Sales (JPY 1M)	143	-22	-13.4%	289	-27	-8.7%
<b>Total of five hotels</b>	Sales (JPY 1M)	1,425	81	6.1%	3,012	186	6.6%

**<Accor's five hotels (hotels operated under management contract)>**

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
Mercure Hotel Sapporo	Occupancy rate	89.8%			77.9%		
	ADR (JPY)	12,220			10,673		
	RevPAR (JPY)	10,970			8,319		
	Sales (JPY 1M)	105			174		
ibis Styles Sapporo	Occupancy rate	93.7%			83.0%		
	ADR (JPY)	9,767			8,209		
	RevPAR (JPY)	9,155			6,817		
	Sales (JPY 1M)	86			138		
ibis Tokyo Shinjuku	Occupancy rate	89.0%	-5.0%	-5.3%	86.5%	-1.3%	-1.5%
	ADR (JPY)	12,960	730	6.0%	12,080	558	4.8%
	RevPAR (JPY)	11,529	36	0.3%	10,450	332	3.3%
	Sales (JPY 1M)	74	0	0.2%	142	5	3.7%
ibis Styles Kyoto Station	Occupancy rate	84.1%	4.4%	5.6%	84.0%	14.9%	21.5%
	ADR (JPY)	7,998	382	5.0%	7,779	-63	-0.8%
	RevPAR (JPY)	6,729	659	10.9%	6,533	1,113	20.5%
	Sales (JPY 1M)	44	5	11.9%	91	17	22.4%
Mercure Hotel Okinawa Naha	Occupancy rate	85.9%			75.5%		
	ADR (JPY)	9,684			9,288		
	RevPAR (JPY)	8,318			7,013		
	Sales (JPY 1M)	72			130		
<b>Total of five hotels</b>	Sales (JPY 1M)	382			675		

**<Ishin's five hotels (hotels with variable rent)>**

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
the b akasaka-mitsuke	Occupancy rate	89.7%					
	ADR (JPY)	11,581					
	RevPAR (JPY)	10,391					
	Sales (JPY 1M)	36					
the b ikebukuro	Occupancy rate	94.2%					
	ADR (JPY)	10,745					
	RevPAR (JPY)	10,125					
	Sales (JPY 1M)	50					
the b ochanomizu	Occupancy rate	95.6%					
	ADR (JPY)	11,608					
	RevPAR (JPY)	11,095					
	Sales (JPY 1M)	22					
the b hachioji	Occupancy rate	93.9%					
	ADR (JPY)	7,183					
	RevPAR (JPY)	6,742					
	Sales (JPY 1M)	43					
the b hakata	Occupancy rate	96.9%					
	ADR (JPY)	6,200					
	RevPAR (JPY)	6,005					
	Sales (JPY 1M)	30					
<b>Total of five hotels</b>	Sales (JPY 1M)	182					

<Special items>

Kobe Meriken Park Oriental Hotel

While the number of inbound visitors in February marked the record high on a monthly basis, the hotel proactively attracted inbound demand in addition to domestic demand. The rooms department sales exceeded those of the same period last year. As for food and beverage department, weddings sales dropped below the same month last year. As a result, the hotel's total sales fell below the same month last year.

Oriental Hotel Tokyo Bay

While the number of visitors to Tokyo Disney Resort is favorably increasing, the hotel has implemented flexible pricing strategies to meet demand. As a result, the hotel's total sales exceeded those of the same month last year when the Tokyo Disney Resort held anniversary event (from April 15, 2013 through March 20, 2014).

Namba Oriental Hotel

The hotel attracted more number of inbound visitors with higher rates on the back of long vacation of Chinese New Year celebrated in China and other nations with large Chinese populations. The rooms department sales exceeded those of the same month last year.

Hotel Nikko Alivila

With a price strategy to meet demand, the hotel increased both occupancy rate and ADR. In addition, the hotel had limited sales due to the guest room renovation from mid-January last year. The hotel's total sales, therefore, exceeded those of the same month last year.

\*The sales of Mercure Hotel 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 other tenant(s) is not included. The previous lessees, etc. of Mercure Hotel Sapporo, ibis Styles Sapporo, Mercure Hotel Okinawa Naha, and Ishin's five hotels 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.

(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 five hotels and Ishin's five 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 last year.

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