

**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.**

February 24, 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 January 2016

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for January 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		January	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	66.2%	-4.3%	-6.1%	66.2%	-4.3%	-6.1%
	ADR (JPY)	15,506	1,750	12.7%	15,506	1,750	12.7%
	RevPAR (JPY)	10,267	571	5.9%	10,267	571	5.9%
	Sales (JPY 1M)	326	-31	-8.8%	326	-31	-8.8%
<b>Oriental Hotel tokyo bay</b>	Occupancy rate	92.8%	-6.2%	-6.2%	92.8%	-6.2%	-6.2%
	ADR (JPY)	16,299	238	1.5%	16,299	238	1.5%
	RevPAR (JPY)	15,130	-770	-4.8%	15,130	-770	-4.8%
	Sales (JPY 1M)	523	-19	-3.6%	523	-19	-3.6%
<b>Namba Oriental Hotel</b>	Occupancy rate	79.4%	-12.2%	-13.3%	79.4%	-12.2%	-13.3%
	ADR (JPY)	17,978	4,759	36.0%	17,978	4,759	36.0%
	RevPAR (JPY)	14,275	2,171	17.9%	14,275	2,171	17.9%
	Sales (JPY 1M)	203	17	9.0%	203	17	9.0%
<b>Hotel Nikko Alivila</b>	Occupancy rate	71.6%	-5.6%	-7.2%	71.6%	-5.6%	-7.2%
	ADR (JPY)	18,941	1,468	8.4%	18,941	1,468	8.4%
	RevPAR (JPY)	13,569	78	0.6%	13,569	78	0.6%
	Sales (JPY 1M)	339	-18	-5.1%	339	-18	-5.1%
<b>Oriental Hotel Hiroshima</b>	Occupancy rate	67.5%	-0.4%	-0.5%	67.5%	-0.4%	-0.5%
	ADR (JPY)	8,221	265	3.3%	8,221	265	3.3%
	RevPAR (JPY)	5,546	151	2.8%	5,546	151	2.8%
	Sales (JPY 1M)	125	-21	-14.3%	125	-21	-14.3%
<b>Total of five hotels</b>	Sales (JPY 1M)	1,514	-73	-4.6%	1,514	-73	-4.6%

**<HMJ Group Hotels>**

Hotel / Indicators		January	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	80.3%			80.3%		
	ADR (JPY)	14,003			14,003		
	RevPAR (JPY)	11,244			11,244		
	Sales (JPY 1M)	257			257		
<b>ACTIVE-INTER CITY HIROSHIMA (Sheraton Hiroshima Hotel)</b>	Occupancy rate	67.9%			67.9%		
	ADR (JPY)	15,593			15,593		
	RevPAR (JPY)	10,580			10,580		
	Sales (JPY 1M)	200			200		

**<Accor's six hotels>**

Hotel / Indicators		January	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	86.4%	19.2%	28.5%	86.4%	19.2%	28.5%
	ADR (JPY)	9,207	399	4.5%	9,207	399	4.5%
	RevPAR (JPY)	7,955	2,032	34.3%	7,955	2,032	34.3%
	Sales (JPY 1M)	85	16	22.9%	85	16	22.9%
<b>ibis Styles Sapporo</b>	Occupancy rate	87.0%	13.6%	18.5%	87.0%	13.6%	18.5%
	ADR (JPY)	7,009	597	9.3%	7,009	597	9.3%
	RevPAR (JPY)	6,097	1,392	29.6%	6,097	1,392	29.6%
	Sales (JPY 1M)	70	18	33.8%	70	18	33.8%
<b>ibis Tokyo Shinjuku</b>	Occupancy rate	83.0%	-1.3%	-1.5%	83.0%	-1.3%	-1.5%
	ADR (JPY)	12,102	861	7.7%	12,102	861	7.7%
	RevPAR (JPY)	10,047	572	6.0%	10,047	572	6.0%
	Sales (JPY 1M)	70	2	3.2%	70	2	3.2%
<b>ibis Styles Kyoto Station</b>	Occupancy rate	87.1%	3.2%	3.8%	87.1%	3.2%	3.8%
	ADR (JPY)	8,714	1,133	14.9%	8,714	1,133	14.9%
	RevPAR (JPY)	7,588	1,231	19.4%	7,588	1,231	19.4%
	Sales (JPY 1M)	57	10	22.2%	57	10	22.2%
<b>Mercure Okinawa Naha</b>	Occupancy rate	77.1%	11.0%	16.6%	77.1%	11.0%	16.6%
	ADR (JPY)	9,497	673	7.6%	9,497	673	7.6%
	RevPAR (JPY)	7,319	1,486	25.5%	7,319	1,486	25.5%
	Sales (JPY 1M)	73	16	28.3%	73	16	28.3%
<b>Mercure Yokosuka</b>	Occupancy rate	94.8%			94.8%		
	ADR (JPY)	12,193			12,193		
	RevPAR (JPY)	11,554			11,554		
	Sales (JPY 1M)	115			115		
<b>Total of six hotels</b>	Sales (JPY 1M)	470			470		

**<Six “the b” hotels>**

Hotel / Indicators		January	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	83.1%			83.1%		
	ADR (JPY)	11,365			11,365		
	RevPAR (JPY)	9,447			9,447		
	Sales (JPY 1M)	36			36		
<b>the b ikebukuro</b>	Occupancy rate	88.3%			88.3%		
	ADR (JPY)	9,962			9,962		
	RevPAR (JPY)	8,794			8,794		
	Sales (JPY 1M)	48			48		
<b>the b ochanomizu</b>	Occupancy rate	89.9%			89.9%		
	ADR (JPY)	9,984			9,984		
	RevPAR (JPY)	8,973			8,973		
	Sales (JPY 1M)	20			20		
<b>the b hachioji</b>	Occupancy rate	84.9%			84.9%		
	ADR (JPY)	6,509			6,509		
	RevPAR (JPY)	5,527			5,527		
	Sales (JPY 1M)	42			42		
<b>the b hakata</b>	Occupancy rate	92.1%			92.1%		
	ADR (JPY)	7,039			7,039		
	RevPAR (JPY)	6,484			6,484		
	Sales (JPY 1M)	35			35		
<b>the b suidobashi</b>	Occupancy rate	82.6%			82.6%		
	ADR (JPY)	9,939			9,939		
	RevPAR (JPY)	8,206			8,206		
	Sales (JPY 1M)	25			25		
<b>Total of six hotels</b>	Sales (JPY 1M)	207			207		

**<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 increase ADR worked well and attracted guests in the higher-rate segment. As a result, rooms department sales exceeded those of the same month last year. On the other hand, since food and beverage department sales fell below those of the same month last year, the hotel’s total sales dropped below those of the same month last year.

Oriental Hotel tokyo bay

The rooms department adopted a price strategy which met demand and increased ADR. But due to an impact of unavailability of some guest rooms resulting from renovation which started in January, the occupancy rate dropped. As a result, the hotel’s total sales fell below those of the same month last year.

Namba Oriental Hotel

Although the occupancy rate dropped due to unavailability of some guest rooms resulting from renovation which started in December 2015, the hotel attracted guests in the higher-rate segment and increased ADR. 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 renovations which started in January, the rooms department implemented a price strategy in response to demand. As a result of attracting domestic demand, the rooms department sales exceeded those of the same month last year. Food and beverage department sales, on the other hand, fell below those of the same month last year. As a result, the hotel’s total sales dropped below those of the same month last year.

**Mercure Sapporo, ibis Styles Sapporo, Mercure Okinawa Naha**

Against the backdrop of the favorable market, 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 Mercure Sapporo, ibis Styles Sapporo, and Mercure Okinawa Naha 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 six "the b" 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 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 (January) 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 (January).
- (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 (January) and the cumulative total from the beginning of the period last year to the same concerned month (January) last year.

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