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November 25, 2020

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Notice Concerning GRESB Real Estate Assessment Results  
(Selection for Sector Leader of Asian Hotel Sector)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that JHR has received “Green Star” in the GRESB Real Estate Assessment conducted in 2020 for the third consecutive year, received “4-star” in “GRESB Rating” by relative evaluation based on comprehensive scores, and it was also selected for Sector Leader of Asian Hotel Sector.

1. Results of the Assessment

JHR received a “Green Star” evaluation for the third consecutive year by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that evaluates environmental performance and initiatives with tenants, etc. on properties owned. JHR was also selected for Sector Leader as a participant with the highest result in Asian Hotel Sector.

Moreover, JHR received “4-star” in “GRESB Rating” (the highest being 5 stars) by relative evaluation based on comprehensive scores, and received “B” in “GRESB Public Disclosure” (the highest being “A”), which evaluates level of disclosures related to ESG in five-star scale.



## 2. Sustainability initiatives by JHR

Conducting real estate investment management based on consideration for ESG is important to enhance unitholder value and to further raise the attractiveness of JHR. JHR continues to implement various initiatives based on “Sustainability Policy” stipulated alongside with Japan Hotel REIT Advisors Co., Ltd., and we believe that we received this result as these efforts were highly regarded.

Going forward, JHR continues to build sound relationships with our stakeholders and proactively promotes expansion of various initiatives for sustainability.

### (Reference) Overview of the GRESB Real Estate Assessment

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

The GRESB Real Estate Assessment is distinguished by its comprehensive evaluation of initiatives for sustainability of property companies, REITs and real estate funds, not of individual properties.

For more information about the GRESB, please see the GRESB websites (<https://gresb.com/>).

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