

This English translation has been made for information purpose only. If any discrepancy is identified between this translation and the Japanese original, the Japanese original shall prevail.

April 2, 2013

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Yukio Isa, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
Hiroyuki Suzui, Representative Director

Contact:

Noboru Itabashi
General Manager of Accounting and Reporting
Operations Division
TEL : +81-3-6422-0530

Notice Concerning New loan

This is to inform you that Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) determined the below today for the new borrowing (hereinafter called “new loan”):

1. Reason for the new loan

The new loan will be allocated to the funds to acquire the beneficial interest in trust of the real estate (“Hilton Tokyo Bay Hotel”) and a part of its related expense.

*Please refer to our press release “Notice Concerning Acquisition of New Asset (“Hilton Tokyo Bay Hotel”)” dated today for the detail of the beneficial interest in trust of the real estate (“Hilton Tokyo Bay Hotel”).

2. Detail of the new loan

- 1) Lender: The financial syndicate arranged by Sumitomo Mitsui Banking Corporation (*)
- 2) Amount of the borrowing: JPY10B.- (plan)
- 3) Interest rate: Undetermined (*)
- 4) Date of the borrowing: April 26, 2013 (plan)
- 5) Method of the borrowing: Undetermined (*)
- 6) Interest payment date: Undetermined (*)
- 7) Principal repayment method: Undetermined (*)
- 8) Principal repayment date: Undetermined (*)
- 9) Collateral: Requested

(*) The individual lender, interest rate, method of the borrowing, interest payment date, principal repayment method and principal repayment date will be notified later upon determination.

3. Status of the interest-bearing loans before and after the new loan (plan)

Note: This document is intended to serve as a press release to make available the information on new borrowing. This document should not be construed as an offer to sell or solicitation of an offer to purchase any unit or other investment of JHR. Prospective investors are advised to read the JHR’s prospectus for new unit issuance and secondary offering (and its amendments, if any) and make any investment decisions at their own risk and responsibility.

(Unit JPY1M)

Category		Before new loan	After new loan	Variance
	Short-term loan	2,949	2,949	0
	Long-term loan that needs to be repaid within one year	12,644	12,644	0
	Long-term loan	47,446	57,446	+ 10,000
Total loans		63,040	73,040	+ 10,000
Investment Corporation Bond that will be redeemed within one year		2,000	2,000	0
Total interest-bearing debts		65,040	75,040	+ 10,000

*The principal repayment date has not been determined yet as indicated on 2. Above, thus the new loan has been included in the long term loan.

4. Other

The new loan does not require important change to the “Risk related to the fund procurement through loan or Investment Corporation Bond” under the “Investment Risk” of the Securities Report for the 13th period submitted on March 22, 2013.

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