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REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

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Announcement of the monthly disclosure for July 2013

With reference to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for July 2013, JHR informs you of the monthly sales volume, occupancy rate of the rooms department, ADR and RevPAR as below:

JHR continues the monthly disclosure for the hotels that have paid the variable rent and agreed with the monthly disclosure.

Hotel Indicators		July 2013	Fluctuation compared to the same month last year (Note 7)	Cumulative total (Note 8)	Fluctuation of the annual total compared to last year (Note 9)
Kobe Meriken Park Oriental Hotel	Occupancy rate	78.8%	0.7%	77.4%	2.4%
	ADR (JPY)	14,265	619	13,368	113
	RevPAR (JPY)	11,237	577	10,351	400
	Total revenue (JPY1M)	398	-41	2,813	-170
Oriental Hotel Tokyo Bay	Occupancy rate	94.2%	6.6%	94.7%	2.9%
	ADR (JPY)	19,583	3,651	17,494	1,651
	RevPAR (JPY)	18,446	4,488	16,561	2,029
	Total revenue (JPY1M)	557	55	3,766	43
Namba Oriental Hotel	Occupancy rate	93.5%	7.0%	90.9%	6.7%
	ADR (JPY)	10,384	509	10,213	553
	RevPAR (JPY)	9,707	1,162	9,280	1,148
	Total revenue (JPY1M)	164	11	1,098	60
Hotel Nikko Alivila	Occupancy rate	88.7%	2.5%	78.2%	6.9%
	ADR (JPY)	38,521	-432	22,345	-608
	RevPAR (JPY)	34,150	607	17,468	1,117
	Total revenue (JPY1M)	697	11	2,890	164
Oriental Hotel Hiroshima	Occupancy rate	76.4%	5.6%	72.9%	5.1%
	ADR (JPY)	8,182	93	8,233	193
	RevPAR (JPY)	6,252	522	6,000	552
	Total revenue (JPY1M)	178	-7	1,224	50
Total of the five hotels	Total revenue (JPY1M)	1,994	28	11,791	146

Hotel Indicators		July 2013	Fluctuation compared to the same month last year (Note 7)	Cumulative Total (Note 8)	Fluctuation of the annual total compared to last year (Note 9)
Ibis Tokyo Shinjuku (*)	Occupancy rate	94.6%	8.4%	92.8%	6.2%
	ADR (JPY)	10,238	944	9,990	1,076
	RevPAR (JPY)	9,685	1,678	9,273	1,550
	Total revenue (JPY1M)	69	13	450	82

Note: The sales volume of Ibis Tokyo Shinjuku is the sales volume of the hotel business only and the rent from the non-hotel tenant(s) is not inclusive.

Comments from Japan Hotel REIT Advisors Co., Ltd. (Asset Management Company)
concerning the actual performance of July

Kobe Meriken Park Oriental Hotel

Rooms department smoothly attracted the domestic leisure customers with flexible pricing strategy depending on demand and increased ADR while maintaining occupancy rate. Room sales exceeded that of the same month last year. However, wedding sales fell below the same month last year due to decrease in number of wedding banquets, and food and beverage sales fell below the same month last year. As a result, the total hotel sales fell below the same month last year by approximately JPY41M.

Oriental Hotel Tokyo Bay

The thirty years anniversary event of Tokyo Disney Resort was continuously effective to attract customers, and the hotel's strategy to increase ADR was also successful. Both occupancy rate and ADR increased and room sales exceeded that of the same month last year. However, wedding sales and restaurant sales declined due to decrease in number of wedding banquets and renovation of the restaurant, "Grand Cinq", and food and beverage sales fell below the same month last year. As a result, total hotel sales increased by approximately JPY55M compared with the same month last year.

Namba Oriental Hotel

Both domestic leisure customers and inbound travelers increased and the hotel set higher rate due to good bookings. Occupancy rate and ADR increased by higher rate and room sales exceeded that of the same month last year. The total hotel sales increased by approximately JPY11M compared with the same month last year.

Hotel Nikko Alivila

Rooms department attracted customers with flexible pricing strategy and increased occupancy rate, and room sales exceeded that of the same month last year. Food and beverage sales were at the same level as that of the same month last year, and the total hotel sales increased by approximately JPY11M compared with the same month last year.

Oriental Hotel Hiroshima

Rooms department focused on attracting domestic leisure customers and increased both occupancy rate and ADR. Room sales exceeded that of the same month last year. Restaurant sales also exceeded that of the same month last year but both wedding sales and banquet sales fell below the same month last year. Food and beverage sales fell below the same month last year, and the total hotel sales fell below the same month last year by approximately JPY7M.

Ibis Tokyo Shinjuku

In addition to attracting inbound travelers through the operator's booking website, the domestic leisure customers smoothly increased and both occupancy rate and ADR improved. Room sales exceeded that of the same month last year, and the total hotel sales increased by approximately JPY13M compared with the same month last year.

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- (Note 1) The above comments have been made based on the information the asset management company had obtained from the lessees, etc. It has only been provided as a reference that indicates the general tendency. Please note that the numerical figures and information shown on the comments above have neither been audited nor been the subject of the independent verification of the asset management company. Each numerical figure, accuracy or the completeness of the information are not guaranteed.
- (Note 2) The numerical figures of each month have not been audited, therefore, the sum above may be different from the total sales for six months or twelve months that will be later shown on the annual securities report. The sales of each month may also differ from that of the annual securities report to be shown later.
- (Note 3) Occupancy rate: Divide the number of rooms sold during the certain period by the number of available rooms during the same period
- (Note 4) ADR (Average Daily Rate): Divide the total room sales during a certain fixed period (excluding service charge) by the total No. of rooms sold for the same period. Ibis Tokyo Shinjuku does not request the service charge.
- (Note 5) RevPAR (Revenue Per Available Room): Divide the total room sales of the certain fixed period by the number of available rooms for sale for the same period. It is the same as ADR x occupancy rate
- (Note 6) Occupancy rate is rounded off to the first decimal place and the first decimal place is rounded off for ADR and RevPAR. Sales volume is rounded off to the nearest one million yen.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the month (July) and the same month last year.
- (Note 8) Cumulative total is the cumulative values from the beginning of the term (January) to the subject month (July).
- (Note 9) Fluctuation of the annual total compared to last year means the fluctuation between the sum from the beginning of the term (January) to the subject month above (July) and the sum of the beginning of the last year to the same month last year.

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