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Notice Concerning Details of Investor Benefits Program for FY2017

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that it has expanded the number of hotels that offer Investor Benefits Program for FY2017 and has also changed the details, conditions, and other matters of the benefits as follows.

1. Major Details and Conditions of Investor Benefits Program

JHR has been offering Investor Benefits Program to investors so that they would gain a better understanding of hotels owned by JHR. Its aim has also been to improve customer satisfaction and expand the number of investors.

In order to improve the operation of the Investor Benefits Program and make its program more appealing, JHR has reviewed comments and requests from unitholder, and has decided to make changes as follows.

- (1) Hotels that offer benefits
Add four hotels (Okinawa Marriott Resort & Spa, Sheraton Grand Hiroshima Hotel, Hotel Centraza Hakata, and Holiday Inn Osaka Namba) and increase the number of hotels that offer benefits to 15.
- (2) Discount on accommodation
Unify the discount rate to 10% discount from best rates or flexible rates offered by all hotels that offer benefits.
- (3) Discount at restaurants
Change the discount rate to 10% from the charged amount

2. Details of Investor Benefits Program

Eligible Investment Unitholders

- Investment unitholders who hold ten or more JHR units and whose names are stated and recorded on Unitholders’ Registry of JHR as of June 30, 2017 (base date).

The last trading day of the investment units with right to the Investor Benefits Program at the Tokyo Stock Exchange is scheduled to be June 27, 2017.

Summary of Investor Benefits Program

- In mid-September 2017 (scheduled), JHR will send out 5 discount coupons for hotel accommodation and 5 discount coupons for restaurants (hereinafter called the “Complimentary Coupon”) to eligible investment

unitholders.

- Hotels that offer Investor Benefits Program are the nine HMJ hotels and the six Accor hotels.

Hotels		Accommodation	Restaurants
The Nine HMJ Hotels	Kobe Meriken Park Oriental Hotel	10% discount from best rates or flexible rates offered by the hotels listed on the left-hand side (*2)	10% discount from the charged amount
	Oriental Hotel tokyo bay		
	Namba Oriental Hotel		
	Hotel Nikko Alivila		
	Oriental Hotel Hiroshima		
	◎Okinawa Marriot Resort & Spa		
	◎Sheraton Grand Hiroshima Hotel		
	◎Hotel Centraza Hakata		
	◎Holiday Inn Osaka Namba		
The Six Accor Hotels	ibis Tokyo Shinjuku		No discounts
	ibis Styles Kyoto Station		
	ibis Styles Sapporo		
	Mercure Sapporo		10% discount from the charged amount
	Mercure Okinawa Naha		No discounts
	Mercure Yokosuka		10% discount from the charged amount

(*1) ◎ marks show the newly added hotels that offer benefits.

(*2) Please contact each hotel for best rates (Sheraton Grand Hiroshima Hotel calls it flexible rates)(*3) since the rate may change depending on the timing of the year. Please note that the details of best rates and flexible rates may change without notice.

The contact numbers will be stated in the Complimentary Coupon which will be sent out in mid-September 2017 (scheduled).

Valid Period

- The Complimentary Coupon will be valid for one year from October 1, 2017 through September 30, 2018. (FYI, reservations will be available after receipt of Complimentary Coupon.)

Details and Conditions for Accommodation

- Eligible investment unitholders are able to reserve all types of guest rooms with the Complimentary Coupon (some types of guest rooms at Okinawa Marriott Resort & Spa, Sheraton Grand Hiroshima Hotel, ibis Tokyo Shinjuku, ibis Styles Sapporo, and Mercure Okinawa Naha are excluded). Each of the nine HMJ hotels and the six Accor hotels will offer 10% discount from its best rate or flexible rate. Please contact each hotel for guest rooms that are not available for the Complimentary Coupon.
- One Complimentary Coupon is valid for one guest room for three consecutive nights. Guests are cordially requested to abide by the accommodation capacity of the guest rooms designated by hotels that guests are staying at.
- The blackout dates of each hotel are indicated in the following “Blackout Dates for Hotel Accommodation.”
- For the nine HMJ hotels, charges for extra bed(s), early check-in, and late check-out may also be discounted. Please contact each hotel directly to find out whether it offers any discount on these items and their conditions. (Please note that these services may not be available depending on the conditions of the guest rooms.) FYI, please note the six Accor hotels do not offer discounts for charges for extra bed(s), early check-in, and late check-out.
- In the case of using the Complimentary Coupon for accommodation, please notify the hotel beforehand when you make a reservation. Please note reservations may not be taken when all guest rooms are fully booked.

Blackout Dates for Hotel Accommodation

Hotel	Blackout Dates
Kobe Meriken Park Oriental Hotel	December 31, 2017 January 1, 2018 May 3 & 4, 2018 The days of fireworks in 2018 (scheduled for the first and the second Saturdays in August)
Oriental Hotel tokyo bay	October 7 & 8, 2017 November 3 & 4, 2017 December 30, 2017 through January 2, 2018 April 28 & 29, 2018 May 3 through 5, 2018 August 11 & 12, 2018 September 15, 16, 22 & 23, 2018
Namba Oriental Hotel	December 31, 2017 January 1, 2018 May 3 & 4, 2017
Hotel Nikko Alivila	December 30, 2017 through January 1, 2018 May 3 through 5, 2018 August 10 through 15, 2018
Oriental Hotel Hiroshima	May 3 through 5, 2018 August 4 & 5, 2018
Okinawa Marriott Resort & Spa	December 29, 2017 through January 3, 2018 May 3 through 5, 2018 July 13 through 15, 2018 August 10 through 15, 2018
Sheraton Grand Hiroshima Hotel	December 31, 2017 January 1, 2018 April 28 through May 5, 2018 August 4 through 6 & 11 through 15, 2018
Hotel Centraza Hakata	October 7, 8, 12 through 14, 21 & 28, 2017 November 3, 4, 11, 18 & 25, 2017 December 2, 9, 16 & 23, 2017 December 30, 2017 through January 1, 2018 January 6, 7, 13, 20 & 27, 2018 February 3, 10, 17 & 24, 2018 March 3, 10, 17, 24 & 31, 2018 April 7, 14, 21, 28 & 29, 2018 May 3 through 5, 12, 19 & 26, 2018 June 3, 9, 16, 23 & 30, 2018 July 7, 14, 15, 21 & 28, 2018 August 4, 11 through 14, 18 & 25, 2018 September 1, 8, 15, 16, 22, 23 & 29, 2018
Holiday Inn Osaka Namba	December 31, 2017 January 1, 2018 May 3 & 4, 2018
ibis Tokyo Shinjuku	No blackout dates
ibis Styles Kyoto Station	No blackout dates
ibis Styles Sapporo	No blackout dates
Mercure Sapporo	November 20, 2017
Mercure Okinawa Naha	December 31, 2017 January 1, 2018
Mercure Yokosuka	December 31, 2017 January 1, 2018

Details and Conditions for Use at Restaurants

- (1) One Complimentary Coupon is valid for one payment up to four people (elementary school students or older), with 10% discount from the amount used. One Complimentary Coupon can be used for one dining at the restaurant.
- (2) The Complimentary Coupon may be used at “Eligible Restaurants” listed as follows.
- (3) Please note that the following items are not included in the Complimentary Coupon: private room charge, cover charge, music charge, charge for keeping bottles of spirits at restaurants, take-out charge, catering service, entertainment such as dinner shows, some events or fairs (special menus and/or special periods designated by hotels), and some menu items and drinks designated by hotels.
 *Mercure Sapporo and Mercure Yokosuka offer discounts for some of the services above. For further information, please contact each hotel directly.
 *Please contact each hotel directly for further information on entertainments and events or fairs.
 Please note that guests may be requested to wait until the table is ready or reservation may not be taken when all tables are fully booked.
- (4) The Complimentary Coupon may be used for room services at hotels whose restaurants offer the Complimentary Coupon services (except for room services at Okinawa Marriott Resort & Spa, Sheraton Grand Hiroshima Hotel, Mercure Sapporo, and Mercure Yokosuka).
- (5) Restaurants that accept the Complimentary Coupon are subject to change.

Eligible Restaurants

Hotel	Restaurant	Category
Kobe Meriken Park Oriental Hotel	Santa Monica's Wind	Terrace restaurant (buffet)
	Pier	Lounge & dining (French)
	Oriental	Steakhouse
	Sekitei	Japanese restaurant
	Toukashun	Chinese restaurant
	VIEW BAR	Bar
Oriental Hotel tokyo bay	Grand Cinq	Western buffet restaurant
	Chinese Table	Chinese restaurant
	Mihama	Japanese restaurant/sushi
	Le Bois De Boulogne	Bar lounge
	Festa	Karaoke room
Namba Oriental Hotel	Nagi	Japanese restaurant
Hotel Nikko Alivila	Verdemar	Brasserie restaurant
	Sawa	Japanese/Ryukyu restaurant
	Kinshasa	Chinese restaurant
	Gosamaru	Teppan-yaki restaurant
	Hanahana	Casual buffet restaurant
	Ariacara	Lounge
	Sol (*1)	Beach barbecue
Oriental Hotel Hiroshima	Ozawa	French restaurant
	New York Café	Café restaurant
	Mitsuki	Japanese restaurant
Okinawa Marriott Resort & Spa	◎All Star Buffet	Buffet restaurant
	◎Howdy	Teppan BBQ
	◎Ryu-bin-ka	Japanese /Ryukyu kaiseki restaurant
	◎Ryu-ka-ho	Chinese/Ryukyu-Chinese restaurant
	◎Ryu-sen	Okinawa steak BBQ
	◎Kanon	Lobby Lounge
	◎Crescent moon (*1)	Poolside bar
Sheraton Grand Hiroshima Hotel	◎Bridges	Buffet restaurant
	◎Miyabi-tei	Japanese restaurant
Mercure Sapporo	◎BORDEAUX	Bistro

	◎LE CEPAGE	Bar
Mercure Yokosuka	◎LE BISTROT DE BOURGOGNE	Bistro
	◎CHAMPS-ELYSEES	Lounge

(*1) Seasonal business

(*2) ◎ marks show the newly added restaurants that offer benefits this time.

Points to Note in Using the Complimentary Coupon

- ◆ The Complimentary Coupon may not be used on the following occasions:-
 1. Special accommodation packages offered by each hotel on its website, etc.
 2. Using the Complimentary Coupon and other discount plans at the same time
 3. Reservations through websites managed by third parties and via travel agents, etc.
- ◆ Please note that rates or conditions of other plans may be advantageous than those of the Complimentary Coupon depending on the timing of reservations or usage conditions.
- ◆ Please show the Complimentary Coupon for hotel accommodation when checking in at the hotel, the Complimentary Coupon for the restaurant when arriving at the restaurant or ordering the room service.
- ◆ Only cash or credit card payment will be accepted. Please note that other coupons or cash vouchers, etc. will not be accepted. For restaurants, please settle the payment at the restaurant you have dined at.
- ◆ For cancellation fee, please follow cancellation policies of each hotel.
- ◆ For details of how to make a reservation, please check the Complimentary Coupon which will be sent out in mid-September 2017 (scheduled) or JHR's website.
- ◆ The Complimentary Coupon is basically targeted for use by investment unitholders and accompanying guest(s), but other person(s) may also use them.
- ◆ Please note that the Complimentary Coupon will not be reissued when lost or stolen, etc.
- ◆ Hotels plan to ask coupon users to fill out simple questionnaires. Users' cooperation would be appreciated.

3. Personal Information of the Coupon Users

The personal information of the coupon users obtained by JHR, its asset management company, and hotel(s) through the Investor Benefits Program will be used for the purpose of the Investor Benefits Program only, and it will not be used for other purposes.

4. Others

Implementation, details, etc. of the Investor Benefits Program for FY2018 and beyond are subject to change.

5. Contact Details for Inquiries on Investor Benefits Program

Asset management company: Japan Hotel REIT Advisors Co., Ltd.

Phone number: +81-3-6422-0530

Reception hours: 9:00 a.m. to 5:00 p.m. on weekdays except for holidays, year-end and New Year holidays, etc.

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