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October 13, 2022

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
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Notice Concerning New Loan (Refinancing)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that JHR resolved today on new borrowing (hereinafter called the “New Loan”), as follows.

1. Summary of the New Loan

(1) Content of the New Loan

JHR plans to substantially refinance a portion of the investment corporation bonds, which will be redeemed on October 21, 2022 (hereinafter called the “Investment Corporation Bonds to be Redeemed”).

(2) Amount of the New Loan

JPY4,600M

(3) Details of the New Loan

Name of Loan	Term Loan 78
Lender	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., Resona Bank, Limited., The Shizuoka Bank, Ltd., The Minato Bank, Ltd.
Amount of the New Loan	JPY4,600M
Interest Rate	Base interest rate (JBA Japanese Yen TIBOR) + 0.50% (*)
Date of Borrowing	October 20, 2022 (plan)
Method of Borrowing	Individual loan contracts to be concluded on October 18, 2022 with the lenders indicated above based on the Basic Agreement concluded on November 13, 2013 (including subsequent amendments).
Interest Payment Date	The interest payment dates shall be at the end of December 2022, the end of March 2023, the end of June 2023, the end of September 2023 (if the payment date is not a business day, it shall be paid on the preceding business day) and on the maturity date.
Method of Principal Repayment	Lump-sum payment on the maturity date
Maturity Date	October 20, 2023 (borrowing term: 1 year)
Collateral	Unsecured/Unguaranteed

- (*) Base interest rate to be applied to the calculation period for the interest to be paid at interest payment dates will be JBA Japanese Yen TIBOR at 2 business days prior to preceding interest payment date (For the first interest calculation period, two business days prior to the borrowing date). For the first and final interest calculation period, JBA Japanese Yen TIBOR for 1 month will be applied, and for other interest calculation periods, JBA Japanese Yen TIBOR for 3 months will be applied. Please refer to the website of JBA TIBOR Administration for the JBA Japanese Yen TIBOR (<http://www.jbatibor.or.jp/english/rate/>).

2. Summary of the Investment Corporation Bonds to be Redeemed

(1) Content of the redemption

In addition to the New Loan, we plan to use a portion of the funds procured through the investment corporation bonds issued on September 20, 2022, and cash on hand as the source of funds for redemption.

(2) Total amount of the redemption

JPY6,000M

(3) Scheduled date of the redemption

October 21, 2022

(4) Investment corporation bonds subject to redemption

Investment corporation bonds	Fifth Unsecured Investment Corporation Bonds (with a pari passu clause limited for between investment corporation bonds)
Date of Payment	October 23, 2015
Date of Redemption	October 21, 2022
Balance of Issued Amount	JPY6,000M

3. Status of the Interest Bearing Debt after redemption of Investment Corporation Bonds to be Redeemed (plan)

(Unit: millions of yen)

Category		Before	After	Variance
	Short-term loans	30,513	35,113	4,600
	Long-term loans (*2)	92,218	92,218	-
Total Loans		122,731	127,331	4,600
Total investment corporation bonds		42,900	36,900	(6,000)
Total interest-bearing debt		165,631	164,231	(1,400)

(*1) Amounts are rounded down to the nearest millions of yen.

(*2) Long-term loans payable within one year are included in the long-term loans.

The fixed interest rate ratio to the total interest-bearing debt after the New Loan and redemption of Investment Corporation bonds to be Redeemed is forecasted to be around 77%.

4. Other

With respect to the risks of the New Loan, no important change is required for the “Investment Risks” in the Securities Report submitted on March 24, 2022 and Semi-Annual Securities Report submitted on September 21, 2022.

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