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Notice Concerning GRESB Real Estate Assessment Results

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that JHR has received “Green Star” in the GRESB Real Estate Assessment conducted in 2022 for the fifth consecutive year, received “4-star” in “GRESB Rating” by relative evaluation based on Overall Score, and it was also selected for Sector Leader of Asia Hotel Sector for the third consecutive year.

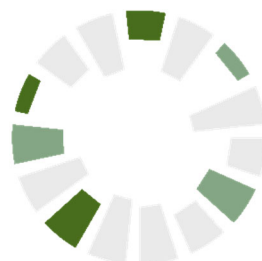
1. Results of the Assessment

JHR received a “Green Star” evaluation for the fifth 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. Moreover, JHR was selected for Sector Leader of Asia Hotel Sector for the third consecutive year. “Sector Leader Designation” is awarded to a Participant who achieved the highest GRESB Overall Score (and those who are within 1.0 point from the top performer) in each region and property type.

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



G R E S B
★ ★ ★ ★ ☆ 2022



G R E S B
REAL ESTATE
sector leader 2022

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/>