

This English translation is provided for information purposes only. If any discrepancy is identified between this translation and the Japanese original, the Japanese original shall prevail.

February 22, 2023

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Kaname Masuda, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
Hisashi Furukawa, President & CEO

Contact:

Makoto Hanamura
Director of the Board, Managing Director,
Head of Finance and Planning Division
TEL: +81-3-6422-0530

Announcement of Monthly Disclosure for January 2023

With respect to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for January 2023, JHR informs you of the monthly sales, occupancy rates, ADR, and RevPAR of rooms department of the 25 Hotels with Variable Rent, etc. (Note 1) as below. For each hotel’s track record of hotel operations, please check JHR’s website (Note 2).

JHR continues to announce monthly disclosure of hotels from which JHR receives variable rent or income from management contracts and whose lessees, etc. have agreed with the monthly disclosure.

【Reference】

Hotel / Indicators		January	Fluctuation compared with the same month of 2022 (Note 9)	Change in fluctuation compared with the same month of 2022	Cumulative total (Note 10)	Fluctuation of the cumulative total compared with 2022 (Note 11)	Change in fluctuation of the cumulative total compared with 2022	Change in fluctuation compared with same month of 2019 (Note 12)	Change in fluctuation of the cumulative total compared with 2019 (Note 12)
Total of the 25 Hotels with Variable Rent, etc.	Occupancy rate	63.8%	18.2%	39.9%	63.8%	18.2%	39.9%	(19.1%)	(19.1%)
	ADR (JPY)	14,596	3,801	35.2%	14,596	3,801	35.2%	4.7%	4.7%
	RevPAR (JPY)	9,306	4,386	89.1%	9,306	4,386	89.1%	(15.3%)	(15.3%)
	Sales (JPY1M)	3,434	1,514	78.8%	3,434	1,514	78.8%	(20.3%)	(20.3%)
The 16 HMJ Hotels	Occupancy rate	63.0%	18.0%	39.9%	63.0%	18.0%	39.9%	(18.6%)	(18.6%)
	ADR (JPY)	16,559	4,451	36.8%	16,559	4,451	36.8%	6.5%	6.5%
	RevPAR (JPY)	10,436	4,980	91.3%	10,436	4,980	91.3%	(13.3%)	(13.3%)
	Sales (JPY1M)	3,021	1,334	79.1%	3,021	1,334	79.1%	(19.2%)	(19.2%)

*As the impact of COVID-19 has been significant since February 2020, the change in fluctuation compared with 2019 is also stated.

<Special Items>

The number of inbound visitors to Japan in January 2023 increased by more than 100,000 from last month to a level of 55.7% compared to the same month in 2019, especially driven by those from South Korea and Taiwan. On the other hand, domestic accommodation demand was affected by the temporary suspension of national travel subsidy program. As a result, RevPAR for the total of the 25 Hotels with Variable Rent, etc. owned by JHR in January 2023 was 84.7% of RevPAR for the same month in 2019.

Under such circumstances, we will work with operators of each hotel to maximize sales by creating attractive products that fully utilize the characteristics of the properties we own, providing added value, and effective marketing measures. In the meantime, we will continue to strive for cost management and streamlining operation in order to achieve continuous recovery and growth of hotel performance.

For the forecast for the fiscal year ending December 31, 2023, please refer to the “Financial Result Briefing for the Fiscal Year Ended December 31, 2022” dated February 22, 2023.

* the b ikebukuro (since July 14, 2020) and one other hotel (Note 14) have been accepting COVID-19 patients with mild or no symptoms.

-
- (Note 1) The 25 Hotels with Variable Rent, etc. refers to 25 hotels, which are The 16 HMJ Hotels plus ibis Styles Kyoto Station, ibis Styles Sapporo, Mercure Sapporo, Mercure Okinawa Naha, Mercure Yokosuka, the b ikebukuro, the b hachioji, the b hakata and the b suidobashi. The 16 HMJ Hotels refers to 16- hotels, which are Kobe Meriken Park Oriental Hotel, Oriental Hotel tokyo bay, Namba Oriental Hotel, Hotel Nikko Alivila, Oriental Hotel Hiroshima, Oriental Hotel Okinawa Resort & Spa (former Okinawa Marriott Resort & Spa), ACTIVE-INTER CITY HIROSHIMA (Sheraton Grand Hiroshima Hotel), Oriental Hotel Fukuoka Hakata Station, Holiday Inn Osaka Namba, Hilton Tokyo Narita Airport, International Garden Hotel Narita, Hotel Nikko Nara, Hotel Oriental Express Osaka Shinsaibashi, Hilton Tokyo Odaiba, Hotel Oriental Express Fukuoka Tenjin and Oriental Hotel Universal City. Ibis Tokyo Shinjuku (transferred in December 2021) was excluded from 24 Hotels with Variable Rent, etc. which was subject to our disclosure in FY2021 and Hotel Oriental Express Fukuoka Tenjin and Oriental Hotel Universal City were added to our disclosure in FY2022.
- (Note 2) Please check JHR's website below for each hotel's track record of hotel operations.
<https://www.jhrth.co.jp/en/portfolio/review.html>
- (Note 3) The numbers and comments above have been prepared based on information the asset management company had obtained from the lessees, etc. and are only provided as a reference of general trends.
- (Note 4) Numbers for each month and numbers and information shown in the comments have not been audited nor been the subject of the independent verification of the asset management company. Therefore, no guarantee is made as to the accuracy or completeness of the numbers and information. Also, the sales for each month and sum total of each month may be different from total sales for the six-month or full year stated in the annual securities report, etc. to be submitted later.
- (Note 5) Occupancy rate: The number of rooms sold during the period is divided by the number of rooms available during the same period.
- (Note 6) ADR (Average Daily Rate): Total rooms revenue for a certain period (excluding service charges) is divided by the total number of rooms sold during the period.
- (Note 7) RevPAR (Revenue Per Available Room): Total rooms revenue for a certain period (excluding service charges) is divided by the total number of available rooms during the period.
- (Note 8) Occupancy rate is rounded off to the first decimal place. ADR and RevPAR are rounded off to the nearest whole number. Sales are rounded off to the nearest million yen.
- (Note 9) Fluctuation compared with the same month of 2022 means the fluctuation between the month subject to disclosure in this notice and the same month of 2022.
- (Note 10) Cumulative total is the cumulative total from the beginning of the fiscal year (January) to the month subject to disclosure in this notice.
- (Note 11) Fluctuation of cumulative total compared with 2022 means the fluctuation between the cumulative total from the beginning of the fiscal year (January) to the month subject to disclosure in this notice and the cumulative total from the beginning of 2022 (January) to the same month in 2022.
- (Note 12) The change in fluctuation compared with 2019 means the fluctuation between the month subject to disclosure in this notice and the same month in 2019. The change in fluctuation of the cumulative total compared with 2019 means the fluctuation between the cumulative total from the beginning of the fiscal year (January) to the month subject to disclosure in this notice and the same period of 2019.
- (Note 13) Sales are only from hotels and exclude rent from non-hotel tenants.
- (Note 14) The hotel name is not disclosed because the approval of the related person has not been obtained.