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March 15, 2023

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Notice Concerning Acquisitions of New Assets (Sotetsu Fresa Inn Shimbashi-Karasumoriguchi)

This is to inform you that Japan Hotel REIT Advisors, Co., Ltd. (hereinafter called the “Asset Management Company”), the asset management company of Japan Hotel REIT Investment Corporation (hereinafter called “JHR”), has resolved to acquire the property below (hereinafter called the “Asset for Anticipated Acquisition”) today on behalf of JHR.

1. Summary of the Assets for Anticipated Acquisition

| Name of the Assets for Anticipated Acquisitions | Asset type (*1) | Rent type | Anticipated acquisition price (*2) | Anticipated acquisition date (*3) | Collateral |
|---|-----------------------|------------------------------|------------------------------------|-----------------------------------|------------|
| Sotetsu Fresa Inn Shimbashi-Karasumoriguchi | Limited-service hotel | Fixed rent and Variable rent | JPY8,400,000 thousand | March 24, 2023 | Unsecured |

(*1) JHR categorizes hotels into three types, “limited-service hotel” (hotels specialized in selling guest rooms), “full-service hotel” (hotels providing comprehensive services, not only selling guest rooms) and “resort hotel” (among full-service hotels, hotels located in resort areas, which are areas with rich natural environment or tourist attractions such as hot springs and scenic spots, or areas surrounding famous leisure facilities and leisure facilities with high ability to attract customers, etc.) according to the manner of operation provided. The same shall apply below.

(*2) The anticipated acquisition price is the price set forth in the purchase and sale agreement of beneficial interest in trust, etc. (hereinafter called the “PSA”) for acquisition of the Assets for Anticipated Acquisition. and other related agreements. The anticipated acquisition price does not include expenses for acquisition, property taxes, city planning taxes and consumption taxes, etc.

(*3) The PSA has been concluded with the seller to acquire the Assets for Anticipated Acquisition.

(*4) Please refer “6. Summary of the Seller” below for information of the seller.

2. Rationale for Acquisition

JHR aims to provide investors with attractive investment opportunities in hotel assets that can realize both stability and upside potential. The Asset Management Company has made the determination to acquire the Assets for Anticipated Acquisition based on judgement that the Assets for Anticipated Acquisition meets the directionality of JHR above for the following reasons.

Sotetsu Fresa Inn Shimbashi-Karasumoriguchi, the Assets for Anticipated Acquisition, was sold by JHR on July 2020 due to the impact caused by COVID-19. For details of the sale, please refer to the "Notice Concerning Sale of Asset (Sotetsu Fresa Inn Shimbashi-Karasumoriguchi)" dated July 1, 2020.

The operating result of the Assets for Anticipated Acquisition remained stable prior to the COVID-19. JHR believes that the Assets for Anticipated Acquisition can be expected to capture stable accommodation demand continuously in the future because it has been steadily capturing the demand during the current recovery phase of the hotel markets, maintaining an occupancy rate of over 85% since last October. In the hotel lease contract, stability is ensured by the fixed rent from Sotetsu Hotel Development Co., Ltd., a wholly owned subsidiary of Sotetsu Holdings, Inc. and upside can be expected from the variable rent linked to room sales.

JHR believes that the acquisition of the Assets for Anticipated Acquisition will improve the quality of its portfolio.

3. Features of the Assets for Anticipated Acquisition

The Assets for Anticipated Acquisition is located adjacent to the Site for planned Shimbashi Station West Exit District Urban Redevelopment Project, and the hotel entrance is located in front of a planned 20-meter-wide city planning road that is scheduled to be widened. The entrance area of the Assets for Anticipated Acquisition (116.86 m² of the current site used for the entrance passageway leading to the hotel reception area from the west side road) is planned to be acquired or expropriated for the widening of the city planning road. Therefore, the building structure on this site is a simple two-story. In this acquisition, the land of the entrance area will not be acquired, but will be leased for use (loan for use) from the current owner (the site for the building of the Assets for Anticipated Acquisition building is hereinafter referred to as the "Site", the part of the Site subject to the lease for use is hereinafter referred to as the "Site (leased for use)" and the rest of the Site is hereinafter referred to as "the Site (ownership)"). When the city planning road is widened, the building at entrance area will be demolished and the entrance, lobby and reception areas will be modified. Once the widening is completed, entire west side which is around 52 meters long of the Assets for Anticipated Acquisition will face the main roadway of the Shimbashi Station West Exit District Urban Redevelopment Area and will be situated on a corner lot facing northwest. It is expected to increase its visibility and connectivity. Although the Site (ownership) is not included in the planned site for the city planning road, this may not apply in the event the planned line of the planned city planning road is changed in future based on new actual measurements, etc. Please refer to "5. (1) Asset to be acquired subject to Forward Commitment, etc." for the arrangements related to the widening of the city planning road.

(1) Shimbashi Hotel Market

The Shimbashi area, which is located in the center of Tokyo and has excellent transportation convenience, is a market that can capture business demand on weekdays and leisure demand for sightseeing in Tokyo such as Ginza, Odaiba, and Tokyo Tower on weekends. Moreover, the market can capture demand for events at Tokyo International Forum and Tokyo Big Sight, etc. As the hotel market recovers from COVID-19 and moves toward growth, JHR believes that not only domestic and international business demand but leisure demand will continue to expand and the market is expected to grow further as accommodation market.

(2) Features of the Assets for Anticipated Acquisition

a. Superiority in location

The Assets for Anticipated Acquisition is only a 4-minute walk from Shimbashi Station, a major terminal station in the heart of Tokyo, and the surrounding area is a busy commercial district with many restaurants. In addition, the association for Shimbashi Station West Exit District Urban Redevelopment Project has been established, and the redevelopment is expected to further enhance the attractiveness of the area.

b. Superiority in infrastructure

The Assets for Anticipated Acquisition is a 220-room limited-service hotel completed in 2008, with three commercial zones on the first and second floors. Since the hotel is mainly consisted by single and double rooms, JHR believes that the hotel is appropriate for the Shimbashi area where with large business demand. The commercial zone of the Assets for Anticipated Acquisition includes a convenience store and a café which serve breakfast, making the hotel as a highly convenient property that meets the needs of guests.

c. Superiority in operations

The hotel lessee of the property is Sotetsu Hotel Development Co., Ltd. The lessee introduced self-check-in machines and the installed amenity corners to implement labor-saving effort and operation without face to face contacts in consideration of recent social conditions..

4. Details of the Assets for Anticipated Acquisitions

| | | | | | | |
|--|--------------------------|---|----------------------|---|----------------------|--|
| Property No. | 56 | | Property Name | Sotetsu Fresa Inn Shimbashi-Karasumoriguchi | | |
| 1. Asset summary (*1) | | | | | | |
| Asset category | | Real estate beneficial interest in trust | | | | |
| Anticipated acquisition date | | March 24, 2023 | | | | |
| Anticipated acquisition price | | JPY8,400,000 thousand | | | | |
| Appraisal value | | JPY10,100,000 thousand (Please refer to “13. Appraisal Report Summary” below for details.) | | | | |
| 2. Summary of real estate (or trusted real estate) (*2) | | | | | | |
| Intended use of the property | | Hotel / Limited-service hotel | | | | |
| Ownership | Land | Ownership and right of lease for use (loan for use) | | | | |
| | Building | Ownership | | | | |
| Land | Plot No. | 4-34-1, 4-34-22 Shimbashi, Minato-ku, Tokyo | | | | |
| | Address | 4-10-2 Shimbashi, Minato-ku, Tokyo | | | | |
| | Acreage | 759.01 m ² (including 116.86 m ² leased for use (loan for use)) | | | | |
| | Zoning, etc. | Commercial district, Fire prevention district | | | | |
| | Building-to-land ratio | 80% | | | | |
| | Floor area ratio | 700% | | | | |
| Building | Structure and stories | S/SRC with flat roof; 16 floors above ground and 1 basement floor | | | | |
| | Intended use | Hotels, stores, parking lots | | | | |
| | Completion | March 2008 | | | | |
| | Total floor space (*3) | 5,476.39 m ² | | | | |
| | Designer | KAJIMA CORPORATION first-class registered architect office | | | | |
| | Constructor | KAJIMA CORPORATION | | | | |
| Institute that confirmed building | | The Building Center of Japan | | | | |
| Present owner | | Trustee: Mitsubishi UFJ Trust and Banking Corporation (Trust period expires on June 30, 2030) Beneficiary: Undisclosed | | | | |
| 3. Transportation (*4) | | | | | | |
| A 4-minute walk from Karasumori Exit of JR Shimbashi Station A 7-minute walk from Yurikamome Line Shimbashi Station A 6-minute walk from Toei Subway Asakusa Line Shimbashi Station A 6-minute walk from Tokyo Metro Ginza Line Shimbashi Station | | | | | | |
| 4. Lease status | | | | | | |
| Total number of tenants | | 3 | | | | |
| Leasable area | | 5,246.66 m ² | | | | |
| Leased area (*5) | | 5,009.90 m ² | | | | |
| Lease category | | Fixed term lease contract (Fixed-term building lease contract as stipulated in Article 38 of the Act on Land and Building Leases) | | | | |
| Contracted rent (*6) | Fixed rent | JPY17,000 thousand / month | | | | |
| | Variable rent | In addition to fixed rent above, a rent from revenue sharing will be paid upon fulfillment of certain conditions. | | | | |
| Terms of lease | | From April 1, 2023, to March 31, 2026 | | | | |
| Deposit and guarantee money (*7) | | JPY17,000 thousand | | | | |
| Change in occupancy rate for the past 5 years based on area | End of December 2018 | End of December 2019 | End of December 2020 | End of December 2021 | End of December 2022 | |
| | 100% | 100% | 100% | 95.5% | 95.5% | |
| 5. Related parties for hotel operation | | | | | | |
| Hotel lessee | | Sotetsu Hotel Development Co., Ltd. | | | | |
| Operation support company | | Sotetsu Hotel Management CO., LTD. | | | | |
| Property manager | | Sun Frontier Fudousan Co., Ltd. | | | | |
| 6. Hotel website (*8) | | | | | | |
| https://sotetsu-hotels.com/en/fresa-inn/shimbashi-karasumoriguchi/ | | | | | | |
| 7. Summary of the building inspection report | | | | | | |
| Investigation company | | DAIWA REAL ESTATE APPRAISAL CO., LTD. | | | | |
| Investigation date | | October 26, 2022 | | | | |
| Repair expenses | Urgently required | JPY0 | | | | |
| | Required within one year | JPY0 | | | | |

| | | |
|--|-----------------------------------|---------------------|
| | Total amount for another 12 years | JPY228,845 thousand |
| Earthquake PML value (*9) | | 7.0% |
| 8. Special remark | | |
| There is an planned line of city planning road (planned width of 20 m) on the road located at the west side of the Assets for Anticipated Acquisition and the Site (leased for use) is located within the site for the planned line of the city planning road, while the site (ownership) is not expected to fall within the site for the planned line of the city planning road. However, this may not apply in the event that the planned line of the planned city planning road is changed in future based on new actual measurements, etc. In addition, if the city planning road is constructed in the future, a part of the property is required to be demolished and the floor-area ratio of the property will be exceeded the limit (existing nonconforming building). | | |

- (*1) Asset summary
Asset category indicates category of real estate beneficial interest in trust as specified asset and the hotel's movable assets to be purchased together with the real estate beneficial interest in trust (hereinafter called the "real estate and other assets").
Anticipated acquisition price is the price stated on the PSA and other related agreements and does not include various expenses required for the acquisition of the real estate and other assets (e.g., brokerage fee).
- (*2) Summary of real estate (or trusted real estate)
Structures and stories, intended use of the buildings and completion of the building are taken from the certified copy of real estate registry. However, if erroneous information is identified by investigation, correct information is stated.
In Structures, S means Steel-framed structure, RC means Reinforced Concrete structure and SRC means Steel Reinforced Concrete structure.
Zoning, etc. (use district, special use district, fire prevention district or quasi-fire prevention district) are stated based on Article 8, Clause 1-1, Clause 1-2, and Clause 1-5 of City Planning Act.
- (*3) Total floor space
It is a total of the exclusive areas of the hotel and the floor space of attached buildings taken from the certified copy of real estate registry.
- (*4) Transportation
Stated according to the information on the website currently operated by the hotel lessee.
- (*5) Leasable area and Leased area
It is a total contracted area (including car parking space in the basement) based on the building lease agreements with hotel lessees, retail space lessees and office lessees.
- (*6) Stated based on the fixed-term building lease agreement with the hotel lessee starting on April 1, 2023. The fixed rent from March 24, 2023, to March 31, 2023, will be JPY4,808,460. The amount and terms of the rent from revenue sharing are not stated because we have not obtained consent for disclosure from the hotel lessee. The fixed rent from two tenants other than the hotel lessee totals JPY4,267,480 per month.
- (*7) The amount is based on the fixed-term building lease agreement with the hotel lessee.
- (*8) Hotel website
Stated the website address currently operated by the hotel lessee.
- (*9) PML
PML (Probable Maximum Loss) is the anticipated damage ratio resulting from an earthquake. Since no uniform definition has been made yet on PML, we used the following method. Probability and anticipated loss amount caused by a major earthquake that may occur once every 475 years are evaluated and statistically processed to identify the anticipated percentage of loss amount against the building replacement cost. It has been calculated based on site inspection, assessment of building condition, confirmation of the consistency with the design document, ground investigation, local factors, and structural investigation.
- (*10) All monetary amounts are rounded down to the nearest JPY1,000.

5. Matters on Forward Commitment, etc. (*)

(1) Asset to be acquired subject to Forward Commitment, etc.

Pursuant to the PSA with the Seller, in the event that any part of the Site (leased for use) is excluded from the subject of the Shimbashi Station West Exit District Urban Redevelopment Project (hereinafter referred to as the "Redevelopment Project", including cases that the Site (leased for use) is acquired or expropriated for city planning road), JHR will be obligated to purchase such part of land from the Seller. In this case, JHR will be obligated to purchase such part from the Seller and pay JPY6,400,000 per square meter of land area as the purchase price to the Seller.

In the event that a part of the Site (ownership) become a subject to the Redevelopment Project, such as the case that the width of the aforementioned city planning road exceeds a certain width, the part of the Site (ownership) will be provided for the Redevelopment Project. In this case, JHR has agreed to sell the part of the Site (ownership) subject to the Redevelopment Project to the seller for JPY6,400,000 per square meter of land area.

(*) Forward commitment, etc." is defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. by Financial Services Agency as "a postdated real estate transaction contract where there is an agreement to either make a financial settlement or close on a property sales after a period of one month or more following the conclusion of the contract, or any other similar contracts."

(2) Impact on the financial condition of JHR if forward commitment, etc. cannot be implemented

In the event that JHR is unable to fulfill the above commitment with the Seller, JHR is obligated to pay a maximum penalty amount equal to the purchase price of JPY6,400,000 square meter of land area multiplied by 50% of the land area to be sold. JHR expects the maximum land area to be acquired is approximately 10 square meters in the event that JHR acquires the property, and in light of the levels of the amount and penalties, JHR believes that the above forward commitments, etc. are unlikely to have a material impact on JHR's finances and dividend payments, etc.

6. Summary of the Seller

Not disclosed because the approval of the seller has not been obtained. There is no capital, human or business relationships to be specifically noted between JHR or the Asset Management Company and the seller.

7. Status of Previous Owner, etc.

This is not acquisition from party that have any special interest relationship with either JHR or the Asset Management Company.

8. Summary of Broker

No brokers involved in the transaction for the Assets for Anticipated Acquisition.

9. Transaction with Interested Party

Not applicable

10. Settlement Method

JHR plans to pay the transaction amounts by using cash on hand.

11. Schedule of Settlement Dates

| | |
|---|-----------------------|
| Resolution for the acquisition | March 15, 2023 |
| Conclusion of purchase and sale agreement | March 15, 2023 |
| Settlement and transfer | March 24, 2023 (Plan) |

12. Future Prospects

The impact on the operating forecast for the fiscal year ending December 31, 2023 (from January 1, 2023, to December 31, 2023) is negligible and will remain unchanged.

13. Appraisal Report Summary

| Appraisal Report Summary | | |
|---|--|---|
| Property name | Sotetsu Fresa Inn Shimbashi-Karasumoriguchi | |
| Appraisal value | JPY10,100,000 thousand | |
| Name of appraiser | DAIWA REAL ESTATE APPRAISAL CO., LTD. | |
| Date of appraisal | February 28, 2023 | |
| Item | Details | Summary, etc. |
| Indicated value by income approach | JPY10,100,000 thousand | |
| Value by direct capitalization method | JPY10,400,000 thousand | |
| Operating income | JPY500,659 thousand | |
| Potential gross income | JPY503,000 thousand | |
| Potential rent income | JPY474,031 thousand | |
| Utilities income | JPY22,855 thousand | |
| Parking lots income | JPY4,410 thousand | |
| Other income | JPY1,704 thousand | |
| Vacancy loss, etc. | JPY2,341 thousand | |
| Operating expenses | JPY71,579 thousand | |
| Maintenance and management expenses | JPY3,510 thousand | |
| Utilities cost | JPY28,482 thousand | |
| Repair expenses | JPY6,752 thousand | |
| Property management fee | JPY1,800 thousand | |
| Tenant leasing cost, etc. | JPY588 thousand | |
| Tax and public dues | JPY28,833 thousand | |
| Non-life insurance premium | JPY541 thousand | |
| Other expenses | JPY1,072 thousand | |
| Net operating income | JPY429,080 thousand | |
| Gain on management of deposits | JPY564 thousand | |
| Capital expenditures | JPY25,700 thousand | Assessed with consideration to the level of capital expenditure for similar properties, the building age, the average value of annual repair and renewal expenses on the engineering report |
| Net cash flow | JPY403,945 thousand | |
| Cap rate | 3.9% | |
| Value by DCF method | JPY9,990,000 thousand | |
| Discount rate | 3.6% | |
| Terminal cap rate | 4.0% | |
| Indicated value by cost approach | JPY6,530,000 thousand | |
| Land ratio | 88.0% | Land with ownership: JPY7,890,000/m ² |
| Building ratio | 12.0% | Land/building ratio prorated for certain incidental expenses |
| Other matters noted in appraisal by appraiser | The appraiser considered that indicated value by an income approach which reliably reproduced price formation process from earnings' perspective is more persuasive than indicated value by a cost approach. Therefore, the appraiser determined the appraisal value by standardizing on the indicated value by income approach and by taking note of the indicated value by cost approach as reference. | |

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

<Attachment 1> Map around the Assets for Anticipated Acquisitions



<Attachment 2> Exterior appearance and interior of the Assets for Anticipated Acquisition



(Reference) The portfolio list after the acquisition of the Assets for Anticipated Acquisitions

| Property No. | Name of Hotel | Type | Grade | No. of Guest Rooms (*1) | Area (*2) | Completion | Acquisition Price (*3) (JPY1M) | Investment Ratio (*4) |
|--------------|--|-----------------|--------------|-------------------------|----------------------------|---|--------------------------------|-----------------------|
| 1 | Kobe Meriken Park Oriental Hotel | Full-service | Upper-middle | 323 | Kansai (excluding Osaka) | July 1995 | 10,900 | 2.9% |
| 2 | Oriental Hotel tokyo bay | Full-service | Mid-price | 511 | Kanto (excluding Tokyo) | May 1995 | 19,900 | 5.3% |
| 3 | Namba Oriental Hotel | Limited-service | Mid-price | 258 | Osaka | March 1996 | 15,000 | 4.0% |
| 4 | Hotel Nikko Alivila | Resort | Luxury | 397 | Okinawa | April 1994 | 18,900 | 5.1% |
| 5 | Oriental Hotel Hiroshima | Full-service | Upper-middle | 227 | Chugoku | September 1993 Extended in September 2006 | 4,100 | 1.1% |
| 8 | The Beach Tower Okinawa | Resort | Mid-price | 280 | Okinawa | March 2004 Extended in June 2005 Extended in May 2006 | 7,610 | 2.0% |
| 9 | Hakone Setsugetsuka | Resort | Mid-price | 158 | Kanto (excluding Tokyo) | October 2006 | 4,070 | 1.1% |
| 10 | Dormy Inn Kumamoto | Limited-service | Mid-price | 291 | Kyushu (excluding Okinawa) | January 2008 | 2,334 | 0.6% |
| 12 | the b suidobashi | Limited-service | Mid-price | 99 | Tokyo | August 1986 Extended in September 1989 | 1,120 | 0.3% |
| 13 | dormy inn · global cabin Asakusa | Limited-service | Economy | 75 | Tokyo | March 1997 | 999 | 0.3% |
| 14 | Hakata Nakasu Washington Hotel Plaza | Limited-service | Mid-price | 247 | Kyushu (excluding Okinawa) | March 1995 | 2,130 | 0.6% |
| 15 | Nara Washington Hotel Plaza | Limited-service | Mid-price | 204 | Kansai (excluding Osaka) | March 2000 | 2,050 | 0.5% |
| 16 | R&B Hotel Ueno-hirokoji | Limited-service | Economy | 187 | Tokyo | April 2002 | 1,720 | 0.5% |
| 18 | Comfort Hotel Tokyo Higashi Nihombashi | Limited-service | Economy | 259 | Tokyo | January 2008 | 3,746 | 1.0% |
| 22 | Smile Hotel Nihombashi Mitsukoshimae | Limited-service | Economy | 164 | Tokyo | March 1997 | 2,108 | 0.6% |
| 24 | Toyoko Inn Hakata-guchi Ekimae | Limited-service | Economy | 257 | Kyushu (excluding Okinawa) | Main building and annex both in September 2001 | 1,652 | 0.4% |
| 25 | Chisun Hotel Kamata | Limited-service | Economy | 105 | Tokyo | January 1992 | 1,512 | 0.4% |
| 26 | Chisun Inn Kamata | Limited-service | Economy | 70 | Tokyo | April 2003 | 823 | 0.2% |
| 29 | Oriental Hotel Universal City | Resort | Mid-price | 330 | Osaka | June 2001 | 6,753 | 1.8% |
| 31 | Hilton Tokyo Bay | Resort | Luxury | 828 | Kanto (excluding Tokyo) | June 1988 | 26,050 | 7.0% |
| 32 | ibis Styles Kyoto Station | Limited-service | Mid-price | 215 | Kansai (excluding Osaka) | March 2009 | 6,600 | 1.8% |
| 33 | ibis Styles Sapporo | Limited-service | Mid-price | 278 | Hokkaido | July 2010 | 6,797 | 1.8% |
| 34 | Mercure Sapporo | Limited-service | Mid-price | 285 | Hokkaido | April 2009 | 6,000 | 1.6% |
| 35 | Mercure Okinawa Naha | Limited-service | Mid-price | 260 | Okinawa | August 2009 | 3,000 | 0.8% |
| 37 | the b ikebukuro | Limited-service | Mid-price | 175 | Tokyo | June 1982 | 6,520 | 1.7% |
| 39 | the b hachioji | Limited-service | Mid-price | 196 | Tokyo | August 1986 | 2,610 | 0.7% |
| 40 | the b hakata | Limited-service | Mid-price | 175 | Kyushu (excluding Okinawa) | September 1997 | 2,300 | 0.6% |
| 41 | Hotel Francs | Full-service | Mid-price | 222 | Kanto (excluding Tokyo) | August 1991 | 3,105 | 0.8% |
| 42 | Mercure Yokosuka | Full-service | Mid-price | 160 | Kanto (excluding Tokyo) | November 1993 | 1,650 | 0.4% |

| Property No. | Name of Hotel | Type | Grade | No. of Guest Rooms (*1) | Area (*2) | Completion | Acquisition Price (*3) (JPY1M) | Investment Ratio (*4) |
|--------------|---|-----------------|--------------|-------------------------|----------------------------|--|--------------------------------|-----------------------|
| 43 | Oriental Hotel Okinawa Resort & Spa | Resort | Upper-middle | 361 | Okinawa | February 2005 Extended in December 2006 | 14,950 | 4.0% |
| 44 | ACTIVE-INTER CITY HIROSHIMA (*5) (Sheraton Grand Hiroshima Hotel) | Full-service | Luxury | 238 | Chugoku | August 2010 | 17,320 | 4.6% |
| 45 | CANDEO HOTELS UENO-KOEN | Limited-service | Mid-price | 268 | Tokyo | December 2009 | 6,705 | 1.8% |
| 46 | Oriental Hotel Fukuoka Hakata Station | Full-service | Upper-middle | 221 | Kyushu (excluding Okinawa) | July 1985 | 7,197 | 1.9% |
| 47 | Holiday Inn Osaka Namba | Limited-service | Mid-price | 314 | Osaka | August 2008 | 27,000 | 7.2% |
| 48 | Hotel Oriental Express Fukuoka Tenjin | Limited-service | Mid-price | 263 | Kyushu (excluding Okinawa) | April 1999 | 5,248 | 1.4% |
| 49 | Hilton Nagoya | Full-service | Luxury | 460 | Chubu | February 1989 | 15,250 | 4.1% |
| 50 | Hilton Tokyo Narita Airport | Full-service | Upper-middle | 548 | Kanto (excluding Tokyo) | August 1993 | 13,175 | 3.5% |
| 51 | International Garden Hotel Narita | Full-service | Mid-price | 463 | Kanto (excluding Tokyo) | May 1996 | 9,125 | 2.4% |
| 52 | Hotel Nikko Nara | Full-service | Upper-middle | 330 | Kansai (excluding Osaka) | February 1998 | 10,373 | 2.8% |
| 53 | Hotel Oriental Express Osaka Shinsaibashi | Limited-service | Mid-price | 124 | Osaka | January 2018 | 2,738 | 0.7% |
| 54 | Hilton Tokyo Odaiba | Full-service | Upper-middle | 453 | Tokyo | January 1996 | 62,400 | 16.7% |
| 55 | UAN kanazawa | Limited-service | Upper-middle | 47 | Chubu | September 2017 | 2,050 | 0.5% |
| 56 | Sotetsu Fresa Inn Shimbashi-Karasumoriguchi | Limited-service | Mid-price | 220 | Tokyo | March 2008 | 8,400 | 2.2% |
| | Total | - | - | 11,546 | - | - | 373,992 | 100.0% |

(*1) Number of rooms available to sell as of today (rooms occupied by the hotel for a long term is excluded).

(*2) Tokyo means Tokyo metropolitan area. Kanto (excluding Tokyo) means Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi, and Yamanashi prefectures. Chubu means Aichi, Mie, Shizuoka, Nagano, Gifu, Niigata, Toyama, Ishikawa, and Fukui prefectures. Osaka means Osaka prefecture, Kansai (excluding Osaka) means Kyoto, Shiga, Hyogo, Nara, and Wakayama prefectures. Chugoku means Hiroshima, Okayama, Tottori, Yamaguchi, and Shimane prefectures. Kyushu (excluding Okinawa) means Fukuoka, Nagasaki, Miyazaki, Kumamoto, Saga, Oita, and Kagoshima prefectures. Okinawa means Okinawa prefecture.

(*3) The acquisition prices stated on the PSA and other related agreements are indicated (consumption taxes, local consumption taxes and the acquisition expenses such as brokerage fee are not included). The acceptance prices are indicated for the assets that have been accepted through the merger. The anticipated acquisition price is indicated for the Assets for Anticipated Acquisitions.

(*4) The percentage of each acquisition price or anticipated acquisition price to the total of acquisition price (include anticipated acquisition price) is indicated and the numbers are rounded off to one decimal place.

(*5) Type, grade, and total number of guest rooms of ACTIVE-INTER CITY HIROSHIMA are those of the main facility, Sheraton Grand Hiroshima Hotel.

(*6) Numbers for the assets JHR has disposed of are excluded from the table above.