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September 14, 2023

REIT Issuer:

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

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
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Notice Concerning Determination of Prices, etc. for Issuance of New Investment Units

In relation to the issuance of new investment units resolved at the Board of Directors meeting of Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) dated September 11, 2023, the Board of Directors of JHR determined the issue price, and other relevant matters today as follows:

Issuance of new investment units through public offering

(1)	Number of investment units to be offered	170,000 investment units of JHR Out of the above number of investment units to be offered, 110,500 investment units will be offered to overseas investors in international markets mainly in Europe and Asia (excluding the United States and Canada).
(2)	Issue price (Offer price) (*)	¥72,030.-per unit
(3)	Total issue price (Offer price)	¥12,245,100,000.-
(4)	Paid-in amount (Issue value) (*)	¥69,751.-per unit
(5)	Total paid-in amount (Issue value)	¥11,857,670,000.-
(6)	Subscription period	September 15, 2023 (Friday)
(7)	Payment period of deposit for subscription	September 15, 2023 (Friday) through September 19, 2023 (Tuesday)
(8)	Payment date	September 21, 2023 (Thursday)
(9)	Transfer date	September 22, 2023 (Friday)
(*)	The underwriters will purchase and underwrite the units at the paid-in amount (issue value) and offer them at the issue price (offer price).	

<Reference>

1. Calculation of the issue price		
(1)	Base date for calculation and the price	September 14, 2023 (Thursday) ¥73,500.-
(2)	Discount rate	2.00%

Note: This document is intended to serve as a press release to make available information regarding the issuance of new investment units of JHR. The document should not be considered as an offer to sell or a solicitation of an offer to purchase any investment unit or other investment of JHR. Prospective investors are advised to make any investment decision at their own risk and responsibility.

This press release does not constitute an offer of securities in the United States. Securities may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (as amended). Any public offering of securities to be made in the United States will be made by means of an English language prospectus prepared in accordance with the U.S. Securities Act of 1933 that may be obtained from the issuer or distributor of the security and that will contain detailed information about the issuer and its management as well as its financial statements. However, the securities referred to above will not be publicly offered or sold in the United States.

2. Use of the proceeds

The proceeds from the public offering of ¥11,857,670,000.- will be allocated to part of the funds for acquisition of new specified assets (the meaning set forth in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended); the same shall apply hereinafter), “La’gent Stay Sapporo Odori”, “Oriental Hotel Kyoto Rokujo” and “Hotel Oriental Express Fukuoka Nakasukawabata” (*1), by JHR.

The residual funds of the proceeds from the public offering, if any, will be retained as cash on hand to be allocated to part of the funds for future acquisition of specified assets, part of the funds for repayment of loans, or repair expenses and capital expenditures to maintain or improve competitiveness of existing properties.

(*1) See “Notice Concerning Acquisition and Lease of New Assets (La’gent Stay Sapporo Odori, Oriental Hotel Kyoto Rokujo and Hotel Oriental Express Fukuoka Nakasukawabata)” dated September 11, 2023, for details of La’gent Stay Sapporo Odori, Oriental Hotel Kyoto Rokujo and Hotel Oriental Express Fukuoka Nakasukawabata that JHR plans to acquire.

(*2) Procured funds are planned to be deposited in financial institutions until its payment for intended use.

End

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

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