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REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
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Notice Concerning Acquisition of BELS Certification

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that it acquired the Building-Housing Energy-efficiency Labeling System (BELS) Certification from a third-party for the following property. This recent certification brings the total number of BELS-certified properties in JHR’s portfolio to three.

1. BELS-certified Property and Certification Rank

Property Name	UAN kanazawa	
Location	6-30 Oyama-machi, Kanazawa-shi, Ishikawa	
Building Completion	September 2017	
Certification Rank		

(Note) Evaluation Agent: Center for Better Living

2. Overview of BELS Certification

BELS is a third-party certification system established by the Ministry of Land, Infrastructure, Transport and Tourism to evaluate and display the energy-saving performance of buildings. This system evaluates buildings’ energy consumption performance based on values such as the primary energy consumption calculated in accordance with the Building Energy Consumption Performance Standards set by the government. These evaluations are conducted by third-party organizations and displayed through a five-level energy-saving performance rating, ranging from one star (★) to five stars (★★★★★). The number of stars indicates the level of energy-saving performance, with more stars denoting higher efficiency. Additionally, a rating of two stars (★★) or above signifies that the building meets the current energy-saving standards.

3. JHR's Initiatives for Sustainability

JHR and Japan Hotel REIT Advisors Co., Ltd. (hereinafter called "JHRA"), the asset management company of JHR, believe that sound management that enables co-living and co-existence with society and the environment contributes to the enhancement of unitholders' value over the medium to long term, and are working to improve sustainability through consideration of Environment, Social, and Governance (ESG).

JHR and JHRA jointly formulated the Sustainability Policy in December 2017 and have been promoting a series of ESG-related activities, such as reducing environmental impact and considering stakeholders. In December 2021, JHR identified the Materiality to enhance its ESG initiatives further and is promoting measures to address each issue. JHR also believes that appropriately disclosing its initiatives and fostering trust with stakeholders will contribute to JHR's medium- to long-term growth.

JHR is committed to enhancing the energy efficiency of its hotel assets, actively pursuing initiatives to protect the environment and minimize environmental impact.

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