



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

November 22, 2012

REIT Issuer:  
Japan Hotel REIT Investment Corporation (TSE code: 8985)  
Yukio Isa, Executive Director

Asset Management Company:  
Japan Hotel REIT Advisors Co., Ltd.  
Hiroyuki Suzui, Representative Director  
Contact  
Noboru Itabashi  
General Manager, Accounting and Reporting  
Operations Division  
TEL: +81-3-6422-0530

### Announcement of the Monthly Disclosure for October 2012

With reference to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for October 2012, JHR informs you of the monthly sales volume, occupancy rate of the rooms department, ADR and RevPAR as below:

JHR continues the monthly disclosure for the hotels that have paid the variable rent and agreed with the monthly disclosure.

Hotel Indicators		October 2012	Fluctuation compared to the same month last year (Note 7)	Cumulative total (Note 8)	Fluctuation of the annual total compared to previous year (Note 9)
<b>Kobe Meriken Park Oriental Hotel</b>	Occupancy rate	85.2%	1.9%	79.2%	3.9%
	ADR (JPY)	14,523	-767	13,907	-498
	RevPAR (JPY)	12,378	-362	11,008	165
	Sales volume (JPY 1M)	498	-57	4,402	-113
<b>Oriental Hotel Tokyo Bay</b>	Occupancy rate	96.2%	-2.9%	93.5%	19.0%
	ADR (JPY)	18,322	590	17,051	1,481
	RevPAR (JPY)	17,625	49	15,946	4,336
	Sales volume (JPY 1M)	600	-57	5,499	1,052
<b>Namba Oriental Hotel</b>	Occupancy rate	94.0%	10.6%	86.9%	-0.6%
	ADR (JPY)	9,713	-412	9,856	-390
	RevPAR (JPY)	9,130	683	8,566	-397
	Sales volume (JPY 1M)	159	7	1,525	-59
<b>Hotel Nikko Alivila</b>	Occupancy rate	86.2%	-0.5%	75.2%	0.5%
	ADR (JPY)	17,670	-582	26,153	245
	RevPAR (JPY)	15,233	-600	19,665	314
	Sales volume (JPY 1M)	413	-8	4,447	74
<b>Oriental Hotel Hiroshima</b>	Occupancy rate	75.4%	-1.5%	71.0%	6.0%
	ADR (JPY)	8,343	-63	8,203	-307
	RevPAR (JPY)	6,292	-176	5,827	295
	Sales volume (JPY 1M)	185	-5	1,699	175
<b>Total of five hotels above</b>		1,854	-120	17,573	1,129

Hotel Indicators		October 2012	Fluctuation compared to previous month (Note 10)	Cumulative total (Note 8)	Fluctuation of the annual total compared to previous year (Note 9)
<b>Ibis Tokyo Shinjuku</b>	Occupancy rate	76.9%	3.4%		
	ADR (JPY)	9,428	69		
	RevPAR (JPY)	7,252	374		
	Sales volume (JPY1M)	51	5		

Note: The sales volume of Ibis Tokyo Shinjuku is the sales volume of the hotel business only and the rent from the non-hotel tenant(s) is not inclusive. We were not able to obtain approval from the former lessee to disclose their sales data. Therefore, fluctuation compared to the same month last year, cumulative total and the fluctuation of the annual total compared to the previous year are not available.

Comments from Japan Hotel REIT Advisors Co., Ltd. (Asset Management Company)  
concerning the actual performance of October

Kobe Meriken Park Oriental Hotel

Occupancy rate exceeded the same month last year due to the flexible pricing policy in the rooms department. However, ADR fell below the same month last year thus the room sales fell below the same month last year. The number of the wedding banquets decreased and the wedding sales fell below the same month last year. Thus the overall sales of the food and beverage department fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY57M.

Oriental Hotel Tokyo Bay

The strategy to increase ADR was effective in the rooms department and the room sales exceeded the same month last year. The restaurant sales was almost the same as that of the same month last year but the wedding sales fell below the same month last year due to decreased number of the wedding banquets. Therefore, the sales of the total food and beverage department fell below the same month last year, and the total hotel sales fell below the same month last year by approximately JPY57M.

Namba Oriental Hotel

The rooms department concentrated on capturing the leisure customers and both the occupancy rate and room sales exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY7M.

Hotel Nikko Alivila

Because of the typhoons occurred toward the end of the previous month and this month, both occupancy rate and ADR fell below the same month last year and the room sales fell below the same month last year. The restaurant sales also fell below the same month last year due to decreased occupancy but both the banquet sales and wedding sales exceeded the same month last year. As a result, the sales of the food and beverage department exceeded the same month last year. The total hotel sales fell below the same month last year by approximately JPY8M.

Oriental Hotel Hiroshima

The room sales positively sold the price-appealing products to capture customers but both occupancy rate and ADR fell below the same month last year and the room sales fell below the same month last year. The wedding sales fell below the same month last year due to decreased unit price of the wedding thus the overall sales of the food and beverage department fell below the same month last year. As a result, the total hotel

sales fell below the same month last year by approximately JPY5M.

#### Ibis Tokyo Shinjuku

The hotel still could not sell some rooms due to ongoing renovation but both occupancy rate and ADR exceeded the previous month due to partial completion of the guest room renovation. The total hotel sales exceeded the previous month by approximately JPY5M.

- (Note 1) The above comments have been made based on the information the asset management company had obtained from the lessees. It has only been provided as a reference that indicates the general tendency. Please note that the numerical figures and information shown on the comments above have neither been audited nor been the subject of the independent verification of the asset management company. Each numerical figure, accuracy or the completeness of the information are not guaranteed.
- (Note 2) The numerical figures of each month have not been audited, therefore, the sum above may be different from the total sales for six months or twelve months that will be later shown on the annual securities report. The sales of each month may also differ from that of the annual securities report to be shown later.
- (Note 3) Occupancy rate: Divide the number of rooms sold during the certain period by the number of available rooms during the same period
- (Note 4) ADR (Average Daily Rate): Divide the total room sales during a certain fixed period (excluding service charge) by the total No. of rooms sold for the same period. Ibis Tokyo Shinjuku does not request the service charge.
- (Note 5) RevPAR (Revenue Per Available Room): Divide the total room sales of the certain fixed period by the number of available rooms for sale for the same period. It is the same as ADR x occupancy rate
- (Note 6) Occupancy rate: Round off to second decimal place. ADR & RevPAR: Round off to first decimal place. Sales volume: Less than JPY1M has been rounded off.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the month (October) and the same month last year.
- (Note 8) Cumulative total is the cumulative values from the beginning of the term (January) to the subject month (October).
- (Note 9) Fluctuation of the annual total compared to previous year means the fluctuation between the sum from the beginning of the term (January) to the subject month above (October) and the sum of the beginning of the last year to the same month last year.
- (Note 10) Fluctuation compared to previous month is the fluctuation between the subject month (October) and the previous month.

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