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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:

Kazuyuki Udo

Director and Officer

Management & Planning Office

TEL : +81-3-6422-0530

Announcement of the monthly disclosure for May 2013

With reference to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for May 2013, 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		May 2013	Fluctuation compared to the same month last year (Note 7)	Cumulative Total (Note 8)	Fluctuation of the annual total compared to last year (Note 9)
Kobe Meriken Park Oriental Hotel	Occupancy rate	79.6%	-0.3%	77.4%	3.6%
	ADR (JPY)	15,424	653	13,333	45
	RevPAR (JPY)	12,272	473	10,316	509
	Total revenue (JPY 1M)	485	26	2,018	-113
Oriental Hotel Tokyo Bay	Occupancy rate	95.5%	4.2%	94.2%	1.9%
	ADR (JPY)	19,079	1,646	17,497	1,318
	RevPAR (JPY)	18,230	2,308	16,479	1,549
	Total revenue (JPY 1M)	597	32	2,713	24
Namba Oriental Hotel	Occupancy rate	87.7%	3.0%	90.7%	6.7%
	ADR (JPY)	10,413	377	10,249	505
	RevPAR (JPY)	9,131	631	9,298	1,110
	Total revenue (JPY 1M)	158	6	782	37
Hotel Nikko Alivila	Occupancy rate	73.5%	16.2%	76.8%	7.7%
	ADR (JPY)	20,702	-4,144	19,052	-341
	RevPAR (JPY)	15,209	987	14,625	1,227
	Total revenue (JPY 1M)	372	37	1,829	127
Oriental Hotel Hiroshima	Occupancy rate	79.4%	8.9%	72.1%	5.1%
	ADR (JPY)	8,889	489	8,338	250
	RevPAR (JPY)	7,057	1,133	6,013	591
	Total revenue (JPY 1M)	194	49	856	38
Total of the five hotels	Total revenue (JPY 1M)	1,806	151	8,198	113

Hotel indicator		May 2013	Fluctuation compared to the same month last year (Note 7)	Cumulative Total (Note 8)	Fluctuation of the annual total compared to last year (Note 9)
Ibis Tokyo Shinjuku (*)	Occupancy rate	91.1%	1.0%	92.6%	6.8%
	ADR (JPY)	10,222	1,665	9,899	937
	RevPAR (JPY)	9,308	1,597	9,163	1,473
	Total revenue (JPY 1M)	66	12	317	55

* 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.

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

Kobe Meriken Park Oriental Hotel

The rooms department implemented the flexible pricing strategy depending on demand and increased ADR while maintaining occupancy. The room sales exceeded the same month last year. The restaurant sales, wedding sales and general banquet sales also exceeded those of the same month last year, and the sales of the food and beverage department exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY26M.

Oriental Hotel Tokyo Bay

In addition to the effect of the thirty year anniversary event of Tokyo Disney Resort, the rooms department's strategy to increase ADR was successful and occupancy and ADR increased. The room sales exceeded the same month last year. Though the restaurant sales and general banquet sales exceeded those of the same month last year, the wedding sales fell below the same month last year due to decreased wedding banquets. Thus the sales of the food and beverage department fell below the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY32M.

Namba Oriental Hotel

Both domestic and overseas leisure customers increased and bookings were in good shape. Thus the rooms department set higher rate and increased occupancy and ADR. The room sales exceeded the same month last year, and the total hotel sales exceeded the same month last year by approximately JPY6M.

Hotel Nikko Alivila

The rooms department implemented flexible pricing strategy to capture more customers and increased occupancy. The room sales exceeded the same month last year. The restaurant sales also exceeded the same month last year and the sales of the food and beverage department exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY37M.

Oriental Hotel Hiroshima

The rooms department focused on domestic leisure customers and increased occupancy and ADR. The room sales exceeded the same month last year. The restaurant sales, wedding sales and general banquet sales all exceeded those of the same month last year and the sales of the food and beverage department exceeded the same month last year. As a result, the total hotel sales exceeded the same month last year by approximately JPY49M.

Ibis Tokyo Shinjuku

The rooms department captured foreign travelers through the operator's booking website and both occupancy and ADR increased. The room sales exceeded the same month last year, and the total hotel sales exceeded the same month last year by approximately JPY12M.

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- (Note 1) The above comments have been made based on the information the asset management company had obtained from the lessees, etc. It has only been provided as a reference indicating the general tendency. Please note that the numerical figures and information shown on the comments above have been neither audited nor independently verified by 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 month above by the number of available rooms during the same month.
- (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 is rounded off.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the month (May) 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 (May).
- (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 (May) and the sum of the beginning of the last year to the same month last year.