



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

September 20, 2013

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 August 2013

With reference to the business performance of the hotels owned by Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) for August 2013, JHR informs you of the monthly sales volume, occupancy rate, ADR and RevPAR of rooms department as below:

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

Hotel Indicators		August 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	92.6%	-1.7%	79.4%	1.8%
	ADR (JPY)	18,025	1,116	14,061	241
	RevPAR (JPY)	16,689	743	11,160	446
	Total revenue (JPY1M)	458	-23	3,271	-193
Oriental Hotel Tokyo Bay	Occupancy rate	98.5%	-0.4%	95.2%	2.5%
	ADR (JPY)	30,210	5,661	19,173	2,149
	RevPAR (JPY)	29,754	5,468	18,244	2,473
	Total revenue (JPY1M)	748	81	4,514	123
Namba Oriental Hotel	Occupancy rate	97.0%	0.5%	91.6%	5.9%
	ADR (JPY)	12,594	1,227	10,535	631
	RevPAR (JPY)	12,218	1,244	9,655	1,162
	Total revenue (JPY1M)	188	11	1,286	70
Hotel Nikko Alivila	Occupancy rate	92.6%	7.5%	80.0%	7.0%
	ADR (JPY)	54,989	769	27,166	-421
	RevPAR (JPY)	50,935	4,758	21,737	1,597
	Total revenue (JPY1M)	960	82	3,850	246
Oriental Hotel Hiroshima	Occupancy rate	91.2%	2.4%	75.2%	4.8%
	ADR (JPY)	9,547	593	8,436	250
	RevPAR (JPY)	8,708	755	6,345	579
	Total revenue (JPY1M)	190	26	1,414	76
Total of the five hotels	Total revenue (JP1M)	2,543	176	14,335	323

Hotel Indicators		August 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	92.7%	8.2%	92.8%	6.5%
	ADR (JPY)	10,364	1,053	10,037	1,074
	RevPAR (JPY)	9,609	1,746	9,316	1,575
	Total revenue (JPY1M)	69	14	519	96

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 included.

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

Kobe Meriken Park Oriental Hotel

Rooms department attracted leisure customers well with flexible pricing strategy based on demand and increased ADR. Room sales exceeded that of the same month last year. Restaurant sales also exceeded that of the same month last year but wedding sales and general banquet sales fell below the same month last year. Accordingly, food and beverage sales fell below the same month last year. The total hotel sales fell below the same month last year by approximately JPY23M.

Oriental Hotel Tokyo Bay

The thirty years anniversary event of Tokyo Disney Resort was continuously effective to attract customers, and the number of visitors of the Tokyo Disney Resort reached the highest-ever level for a month. The strategy of rooms department to increase ADR was successful and room sales exceeded that of the same month last year. Restaurant sales also exceeded that of the same month last year but wedding sales fell below the same month last year due to decrease in number of wedding banquets. Accordingly, food and beverage sales fell below the same month last year. The total hotel sales increased by approximately JPY81M compared with the same month last year.

Namba Oriental Hotel

Both domestic leisure customers and inbound travelers increased and booking status was favorable. The rooms department set higher rate and increased ADR. Room sales exceeded that of the same month last year and the total hotel sales increased by approximately JPY11M compared with the same month last year.

Hotel Nikko Alivila

Those who visited Okinawa prefecture exceeded 700,000 in August and the number of travelers has reached the highest-ever level for a month. The market was in good shape. Rooms department implemented the pricing strategy based on demand and increased both occupancy rate and ADR. Room sales exceeded that of the same month last year. Food and beverage sales also exceeded that of the same month last year and the total hotel sales increased by approximately JPY82M compared with the same month last year.

Oriental Hotel Hiroshima

Rooms department focused on attracting domestic leisure customers and increased both occupancy rate and ADR. Room sales exceeded that of the same month last year. Restaurant sales, wedding sales and general banquet sales all exceeded those of the same month last year, and the food and beverage sales exceeded that of the same month last year. The total hotel sales increased by approximately JPY26M compared with the same month last year.

Ibis Tokyo Shinjuku

In addition to attracting inbound travelers through the operator's booking website, the strategy to increase ADR of the domestic leisure customers was successful. Both occupancy rate and ADR increased and room sales exceeded that of the same month last year. The total hotel sales increased by approximately JPY14M compared with the same month last year.

-
- (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 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 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 above 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 total available rooms for sale for the same period. It is the same as ADR x occupancy rate
- (Note 6) Occupancy rate is rounded off to the first decimal place and the first decimal place is rounded off for ADR and RevPAR. Sales volume is rounded off to the nearest one million yen.
- (Note 7) Fluctuation compared to the same month last year means the fluctuation between the month (August) 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 (August).
- (Note 9) Fluctuation of the annual total compared to last year means the fluctuation between the sum from the beginning of the term (January) to the subject month above (August) and the sum of the beginning of the last year to the same month last year.