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December 19, 2013

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

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Japan Hotel REIT Advisors Co., Ltd.

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Notice Concerning Prepayment of Loans

In association with the asset disposition announced by “Notice Concerning Disposition of Asset (Dormy Inn Namba)” dated today, Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) will make prepayment of loans according to the loan agreements (hereinafter called “Prepayment”) as follows:

1. Detail of Prepayment

(1) Total amount of Prepayment

JPY527,400,000.-

(2) Date of Prepayment (plan)

January 24, 2014

(3) Loans to be prepaid

(Unit: JPY1000)

Lenders	Date of borrowing	Repayment due date	Initial loan amount	Present loan balance	Contractual repayment amount at the end of December 2013	Amount of Prepayment	Loan balance after Prepayment
MetLife Alico Life Insurance K.K.	February 15, 2011	February 15, 2018	5,000,000	5,000,000	0	36,480	4,963,520
The Tokyo Star Bank, Limited	March 24, 2011	March 24, 2016	3,000,000	3,000,000	0	54,870	2,945,130
Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. The Norinchukin Bank	March 26, 2012	March 26, 2016	2,000,000	1,250,000	125,000	218,200	906,800
Sumitomo Mitsui Banking Corporation Hiroshima Bank, Ltd. The Tokyo Star Bank, Limited.	November 15, 2012	November 15, 2015	1,600,000	1,600,000	0	7,290	1,592,710

Lenders	Date of borrowing	Repayment due date	Initial loan amount	Present loan balance	Contractual repayment amount at the end of December 2013	Amount of Prepayment	Loan balance after Prepayment
The Nomura Trust and Banking Co., Ltd. The Chiba Bank, Ltd. Development Bank of Japan Inc. The Bank of Fukuoka, Ltd.	April 26, 2013	April 26, 2016	4,400,000	4,378,000	0	50,030	4,327,970
Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Resona Bank, Limited Shinsei Bank, Limited	May 31, 2011	September 30, 2014	5,300,000	3,275,360	13,250	154,990	3,107,120
Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. Sampo Japan Insurance Inc. The Nomura Trust and Banking Co., Ltd.	March 29, 2013	March 31, 2014	2,949,980	2,676,900	7,750	5,540	2,663,610
<b>Total</b>			24,249,980	21,180,260	146,000	527,400	20,506,860

<Reference>

The status of the interest-bearing debts before and after Prepayment (plan)

(Unit: JPY1M)

Category		Before Prepayment	After Prepayment	Fluctuation (*1)
	Short-term loan	2,669	2,663	-5
	Long-term loan that will be repaid within one year	13,027	12,872	-154
	Long-term loan	56,587	56,220	-366
Total loans		72,284	71,756	-527
Investment Corporation Bonds		2,500	2,500	0
Total interest-bearing debts		74,784	74,256	-527

(\*1) Fluctuation of loan balance after Prepayment as of the Prepayment day (plan).

(\*2) The numbers less than JPY1M is rounded down.

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