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December 16, 2015

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)

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Notice Concerning New Loan (Determination of Interest Rate)

With reference to the new loan announced in our press release “Notice Concerning New Loan” dated December 15, 2015, Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that an interest rate for the first compounding interval (December 18, 2015 through December 30, 2015) is determined as follows.

Name	Lenders	Borrowing Amount (JPY M)	Interests Rate (Applied Base Interest Rate + Spread)	First Applied Base Interest Rate (*)	Date of Borrowing	Maturity Date
Term Loan 17	Sumitomo Mitsui Banking Corporation Shinsei Bank, Limited Mizuho Bank, Ltd. The Hiroshima Bank, Ltd.	9,000	JBA Japanese Yen TIBOR for one month+0.30%	0.11273%	Dec. 18, 2015	Nov. 30, 2016

(*) JHR will not release any notice regarding the determination of the interest rate on this loan hereafter. Please refer to the website of JBA TIBOR Administration to confirm the base interest rate (JBA Japanese Yen TIBOR for one month):

<http://www.jbatibor.or.jp/rate/>

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