

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

March 14, 2016

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Kaname Masuda, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
Hisashi Furukawa, Representative Director and President

Contact:

Makoto Hanamura
General Manager
Investor Relations Department, Operations Division
TEL: +81-3-6422-0530

Notice Concerning a New Loan (Determination of Conditions and an Interest Rate)

With reference to the new loans announced by our press release “Notice Concerning New Loans (Refinancing) and Prepayment of Loans, etc.” dated February 24, 2016, Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that conditions for part of the new loans (hereinafter called “New Loan”) have been determined as follows.

1. Amount of the New Loan

New Loan: JPY500M

2. Details of the New Loan

Term Loan 25 (Term: 8 years)

Lender	Development Bank of Japan Inc.
Amount of the new loan	JPY500M
Interest rate	0.57% (fixed interest rate)
Date of borrowing	March 31, 2016
Method of borrowing	An individual loan contract to be concluded with the lender indicated above on March 14, 2016 based on the Basic Agreement concluded on November 13, 2013 (including subsequent amendments).
Interest payment date	The first payment date is September 30, 2016. Subsequent interest payment dates shall be at the end of every March and September until the maturity date (If the payment date is not a business day, it shall be paid on the preceding business day.) and on the maturity date.
Method of principal payment	Lump-sum payment on the maturity date

Maturity date	March 31, 2024
Collateral	Unsecured/Unguaranteed

3. Future Prospects

The impact of the New Loan is subtle and no change is required for the operating forecast for the fiscal year ending December 2016 (January 1, 2016 through December 31, 2016).

4. Other

With respect to the risks of the New Loan, no important change is required for the “Investment Risks” in Securities Registration Statement submitted on January 4, 2016.

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