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REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
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Asset Management Company:

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Notice Concerning New Loan (Determination of Interest Rate)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that the interest rate for the borrowing disclosed in the press release “Notice Concerning New Loan” dated July 23, 2024 (hereinafter called the “New Loan”), has been determined as follows.

1. Details of Determination of an Interest Rate

Name of Loan	Lender	Amount (JPY MM)	Interest Rate
Term Loan 108	MUFG Bank, Ltd.	2,000	<u>1.41311% (fixed rate)</u>

(*) The interest rate determined is underlined.

2. Other

There are no material changes to the risks associated with the New Loan from those described under the “Investment Risks” in the Securities Registration Statement (Japanese only) submitted on June 24, 2024.

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