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September 20, 2024

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
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Notice Concerning New Loans (including Refinancing with Green Loan)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that JHR resolved today to procure funds, including a green loan (hereinafter called the “New Loans”), for the purpose of refinancing existing loans.

1. Summary of the New Loans

(1) Content of the New Loans

JHR plans to refinance the existing loans due on September 30, 2024 (hereinafter called the “Loans Scheduled for Repayment”).

(2) Details of the New Loans

Name	Lender	Amount of New Loan (JPY MM)	Interest Rate (*1) (*2)	Scheduled Borrowing Date	Maturity Date	Collateral/ Method of Principal Repayment
Term Loan 109	The Hiroshima Bank, Ltd., The Chiba Bank, Ltd.	1,600	Base interest rate + 0.50%	September 30, 2024	September 28, 2029	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 110	MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, Development Bank of Japan Inc., Aozora Bank, Ltd.	3,100	Base interest rate + 0.65%	September 30, 2024	September 30, 2032	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 111 (*3)	MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Aozora Bank, Ltd.	1,400	Base interest rate + 0.65%	September 30, 2024	September 30, 2032	Unsecured/ Unguaranteed Lump-sum payment on the maturity date

(*1) The first interest payment will be due on the last day of October 2024, and subsequent interest payments will be due on the last day of each month thereafter (or the immediately preceding business day if that day is not a business day) and the maturity date.

The base interest rate for the calculation period of the interest to be paid on the interest payment date will be the 1-month JBA Japanese Yen TIBOR as of two business days prior to the immediately preceding interest payment date (or two business days prior to the borrowing date as to the first interest calculation period). Please refer to the website of the JBA TIBOR Administration for the JBA Japanese Yen TIBOR (<https://www.jbatibor.or.jp/english/rate/>).

(*2) JHR plans to conclude interest rate swap contracts to fix the interest rates on the New Loans. The details will be announced once they are determined.

(*3) Term Loan 111 will be borrowed as a green loan under the Green Finance Framework formulated by JHR in January 2024 (revised in August). The loan will be used to partially fund the repayment of borrowings (including borrowings from subsequent refinancing) for acquiring Hilton Tokyo Odaiba and Mercure Okinawa Naha, green buildings that meet the Eligibility Criteria.

For details on the Green Finance Framework, please refer to JHR's website below.

<https://www.jhrth.co.jp/en/esg/greenfinance.html>

2. Summary of Loans Scheduled for Repayment

(1) Summary of Repayment

JHR plans to repay the loans using the New Loans.

(2) Amount of Repayment

JPY6,100MM

(3) Scheduled Repayment Date

September 30, 2024

(4) Details of the Loans Scheduled for Repayment

Name	Lender	Loan Balance before Repayment (JPY MM)	Borrowing Date	Maturity Date
Term Loan 27	Sumitomo Mitsui Trust Bank, Limited	1,300	September 1, 2016	September 30, 2024
Term Loan 28	MUFG Bank, Ltd.	2,000	September 1, 2016	September 30, 2024
Term Loan 29	Development Bank of Japan Inc.	700	September 1, 2016	September 30, 2024
Term Loan 30	Aozora Bank, Ltd.	500	September 1, 2016	September 30, 2024
Term Loan 62	The Chiba Bank, Ltd., The Hiroshima Bank, Ltd.	1,600	September 30, 2019	September 30, 2024

3. Status of Interest-bearing Debt after the New Loans (scheduled)

(Unit: JPY MM)

Category		Before	After	Variance
	Short-term loans	—	—	—
	Long-term loans (*2)	170,331	170,331	—
Total loans		170,331	170,331	—
Total investment corporation bonds		34,900	34,900	—
Total interest-bearing debt		205,231	205,231	—

(*1) Amounts are rounded down to the nearest millions of yen.

(*2) Long-term loans payable within one year are included in the long-term loans.

The fixed interest rate ratio to the total interest-bearing debt after the New Loans (upon fixing the interest rate) is expected to be around 74%.

4. Others

There are no material changes to the risks related to the New Loans from those described under “Investment Risks” in the securities report filed on March 21, 2024 and in the semi-annual securities report (Japanese only) submitted today.

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