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October 25, 2024

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Notice Concerning Acquisition of DBJ Green Building Certification

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that on October 15, 2024, it obtained DBJ Green Building Certification for three of its properties: Hilton Tokyo Narita Airport, International Garden Hotel Narita and Hotel Nikko Nara. The details are outlined below.

1. Properties that Obtained DBJ Green Building Certification and Their Certification Ranks

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
Hilton Tokyo Narita Airport (Narita city, Chiba) 	 DBJ Green Building 2024 Properties with exceptionally high environmental & social awareness	- Guest rooms feature double-glazed windows, the lobby utilizes natural light from windows surrounding the courtyard, and the facility is equipped with LED lighting, water-saving valves, and eco-friendly toilets, all in consideration of energy and resource efficiency. - Shuttle bus services are available, guest rooms feature high ceilings, and an employee cafeteria, a health club, and yoga classes are provided, all in consideration of user convenience, comfort and health. - Pet-friendly guest rooms are available, facilities for children are provided, and multilingual support is offered at the front desk and concierge desk, all in consideration of user diversity.

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
International Garden Hotel Narita (Narita city, Chiba) 	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness	1. Guest rooms feature insulating glass windows, the lounge utilizes natural light from south-facing windows, and the facility is equipped with LED lighting, water-saving valves and eco-friendly toilets, all in consideration of energy and resource efficiency. 2. Shuttle bus services are available, guest rooms feature high ceilings, a fitness gym exclusively for guests is provided, and wooden interior finishes are used in the lobby, all in consideration of user convenience, comfort, and health. 3. Private working booths are available, facilities for children are provided, and multilingual support is offered at the front desk, all in consideration of user diversity.
Hotel Nikko Nara (Nara city, Nara) 	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness	1. Air conditioning efficiency is optimized, natural daylight is utilized in the lobby and lounge, and the facility is equipped with LED lighting and water-saving devices, all in consideration of energy and resource efficiency. 2. Guest rooms feature high ceilings, and an exclusive lounge for guests and a bike-sharing service are provided, all in consideration of user convenience and comfort. 3. A dual-line power supply is in place along with an emergency generator, multilingual support is offered at the front desk, and day-use plans are available, all in consideration of disaster preparedness and user diversity.

2. Overview of DBJ Green Building Certification

The DBJ Green Building Certification is a system established by the Development Bank of Japan Inc. (DBJ) to support environmentally and socially conscious real estate (“Green Buildings”).

Since its inception in 2011, the certification has been applied to four property types: offices (Office Version), logistics facilities (Logistics Version), retail facilities (Retail Version) and residential buildings (Residential Version). In April 2024, DBJ newly introduced a “Hotel Version” of its Green Building Certification.

The system evaluates and supports real estate that meets the needs of society and the economy based on a comprehensive assessment, which includes not only the environmental performance of properties but also disaster prevention measures, community engagement and consideration for various stakeholders.

For more information about the DBJ Green Building Certification, please refer to the following website:
<https://igb.jp/en/index.html>

3. JHR's Sustainability Initiatives

Real estate investment management with ESG considerations is crucial for maximizing unitholder value and enhancing the appeal of JHR. Based on the “Sustainability Policy” jointly developed with Japan Hotel REIT Advisors Co., Ltd, the Asset Management Company, JHR is committed to continuously advancing various sustainability initiatives.

Going forward, JHR will continue to actively expand its sustainability initiatives while building strong relationships with its stakeholders.

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