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Notice Concerning Reacquisition of CASBEE Certification for Buildings

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that it has reacquired CASBEE Certification for Existing Buildings (B+: Good) for Hilton Tokyo Odaiba from a CASBEE certification organization approved by the Institute for Building Environment and Energy Conservation. The details are outlined below.

1. Property with CASBEE Certification for Buildings and Its Certification Rank

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
Hilton Tokyo Odaiba (Minato-ku, Tokyo) 		- Through meticulous building management and partial renovations, the hotel continues to provide an urban and refined space, unchanged from when it was built. - The hotel is designed to preserve the local environment and contribute to local amenities by planting native Tokyo species, harmonizing with the surrounding streetscape, and ensuring direct access from the station. - The hotel manages and operates energy appropriately and is also working to reduce the usage of water, waste and non-renewable resources.

(Note) Hilton Tokyo Odaiba received a CASBEE Building Evaluation Certification (B+: Good) in May 2020. Since the certification is valid for five years, the hotel has reacquired it through this evaluation.

2. Overview of CASBEE Certification for Buildings

Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings. It comprehensively assesses building quality by considering factors such as interior comfort, landscape aesthetics, energy conservation, and the use of materials and equipment that minimize environmental impact.

CASBEE Certification for Buildings is awarded based on assessments conducted for New Construction, Existing Buildings, and Renovation. The CASBEE for Existing Buildings obtained this time applies to buildings with an operational record for at least one year after completion, assessing them based on annual operational performance,

building deterioration and indoor environmental quality. The CASBEE assessment is ranked in five grades: Superior (S), Very Good (A), Good (B+), Slightly Poor (B-) and Poor (C).

For more information about CASBEE, please refer to the website below:

<https://www.ibecs.or.jp/CASBEE/english/index.htm>

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/>