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Notice Concerning Acquisition of DBJ Green Building Certification

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that, today it obtained DBJ Green Building Certification for two of its properties: Kobe Meriken Park Oriental Hotel and Oriental Hotel Tokyo Bay. The details are outlined below.

With this certification, the total number of hotels owned by JHR that have obtained DBJ Green Building Certification has reached five.

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

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
Kobe Meriken Park Oriental Hotel (Kobe city, Hyogo) 	 DBJ Green Building 2024 ∞∞ Properties with exceptionally high environmental & social awareness	1. The hotel promotes energy and resource conservation through measures such as the adoption of external air-cooling control, the use of daylight from large windows in the restaurant and lounge, the installation of LED lightning throughout the entire building, and the use of water-saving faucets and toilets in guest rooms. 2. The hotel provides a high level of convenience and comfort to its users through the introduction of rental bicycles and shuttle buses, the installation of bedside power supply equipment and wireless LAN, the establishment of a guest-exclusive lounge in the common area, and the introduction of aromatherapy. In addition, the hotel has excellent access to shopping areas and famous tourist attractions. 3. Disaster and crime prevention are taken into consideration through the introduction of flood-control measures using seawalls, the use of a dual-line power supply in addition to an emergency generator, 24-hour manned security guarding, and two-factor authentication by IC card-based room access management and floor access restrictions in the elevator.

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
Oriental Hotel Tokyo Bay (Urayasu city, Chiba) 	 DBJ Green Building 2024 ∞∞ Properties with exceptionally high environmental & social awareness	1. The hotel promotes energy and resource conservation through measures such as the utilization of daylight via skylights, the installation of LED lighting throughout the building, the use of water-saving faucets and toilets in guest rooms, implementation of initiatives and awareness-raising aimed at reducing waste generation, and renovation work to extend the facility's lifespan. 2. The hotel provides a high level of convenience and comfort for users through the installation of bedside power supply equipment and wireless LAN, the establishment of a guest-exclusive lounge in the common area, and the introduction of aromatherapy. In addition, the hotel has excellent accessibility to the nearest station. 3. Disaster and crime prevention are taken into consideration through the introduction of flood-control measures using seawalls, the use of a dual-line power supply in addition to an emergency generator, 24-hour manned security guarding. Furthermore, the hotel considers the diversity of users by providing child-friendly facilities, and universal design elevators and restrooms.

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/>