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Notice Concerning New Loans

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that JHR resolved today to procure funds (hereinafter called the “New Loans”).

1. Summary of the New Loans

(1) Content of the New Loans

The New Loans will be applied toward the funds for the acquisition price of the real estate beneficial interest in trust of Hilton Fukuoka Sea Hawk (hereinafter called the “Beneficial Interest”).

Please see “Notice Concerning Acquisition and Lease of Domestic Real Estate Beneficial Interest in Trust (Hilton Fukuoka Sea Hawk)” dated today for an overview of the Beneficial Interest.

The acquisition of the Beneficial Interest is planned to be fully financed through the New Loans, excluding miscellaneous expenses.

(2) Details of the New Loans

Name	Lender	Amount of New Loan (JPY MM)	Interest Rate (*1)	Scheduled Borrowing Date	Maturity Date	Collateral/ Method of Principal Repayment
Term Loan 113	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited, MUFG Bank, Ltd., Development Bank of Japan Inc., Aozora Bank, Ltd., The Chiba Bank, Ltd., Daiwa Next Bank, Ltd.	10,600	Base interest rate + 0.25%	February 21, 2025	March 31, 2026	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 114	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited, Development Bank of Japan Inc., The Chiba Bank, Ltd., The Nishi-Nippon City Bank, Ltd., Rakuten Bank, Ltd.	12,850	Base interest rate + 0.40% (*2)	February 21, 2025	March 30, 2029	Unsecured/ Unguaranteed Lump-sum payment on the maturity date

Name	Lender	Amount of New Loan (JPY MM)	Interest Rate (*1)	Scheduled Borrowing Date	Maturity Date	Collateral/ Method of Principal Repayment
Term Loan 115	MUFG Bank, Ltd.	1,600	To be determined (fixed rate) (*3)	February 21, 2025	March 30, 2029	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 116	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited, Development Bank of Japan Inc., Aozora Bank, Ltd., The Minato Bank, Ltd., Kansai Mirai Bank, Limited, Daiwa Next Bank, Ltd., The Bank of Okinawa, Ltd., The Higo Bank, Ltd.	17,100	Base interest rate + 0.50% (*2)	February 21, 2025	September 30, 2030	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 117	MUFG Bank, Ltd.	1,900	To be determined (fixed rate) (*3)	February 21, 2025	September 30, 2030	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 118	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., SBI Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited, Development Bank of Japan Inc., The Tokyo Star Bank, Limited	18,400	Base interest rate + 0.60% (*2)	February 21, 2025	September 30, 2032	Unsecured/ Unguaranteed Lump-sum payment on the maturity date
Term Loan 119	MUFG Bank, Ltd.	1,900	To be determined (fixed rate) (*3)	February 21, 2025	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 February 2025, 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) (However, excluding those that are yet to be determined). 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 for Term Loan 114, 116 and 118. The details will be announced once they are determined.

(*3) Fixed rates will be announced once they are determined.

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

(Unit: JPY MM)

Category		Before	After	Variance
	Short-term loans	1,000	1,000	–
	Long-term loans (*2)	170,331	234,681	64,350
Total loans		171,331	235,681	64,350
Total investment corporation bonds		33,900	33,900	–
Total interest-bearing debt		205,231	269,581	64,350

(*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 76%. Following the New Loans, the total asset LTV is expected to increase from approximately 42% to around 48%, and the market-value LTV is forecast to increase from approximately 31% to around 36%. For details, please refer to page 6 of “Supplementary Material for Press Releases dated January 24, 2025.”

3. 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 on September 20, 2024.

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