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September 5, 2025

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
Kaname Masuda, Executive Director

Asset Management Company:

Japan Hotel REIT Advisors Co., Ltd.
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Notice Concerning Issuance of Investment Corporation Bonds (including Green Bonds)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you of its decision to issue the investment corporation bonds today as follows.

1. Summary of the investment corporation bonds

A. The fourteenth unsecured investment corporation bonds of JHR

(Pari passu covenants between investment corporation bonds are attached.) (Green Bonds) (hereinafter called the “Fourteenth Bonds”)

- (1) Total amount of the investment corporation bonds
JPY1.8Bn
- (2) Form of the investment corporation bonds
The Fourteenth Bonds are subject to the Act on Book-Entry Transfer of Corporate Bonds and Shares; therefore, the Fourteenth Bond Certificates will not be issued.
- (3) Issue price
JPY100 for JPY100 of each bond
- (4) Redemption price
JPY100 for JPY100 of each bond
- (5) Interest rate
2.052% per year
- (6) Amount of each bond
JPY100MM
- (7) Offering method
Public offering
- (8) Subscription period
Friday, September 5, 2025

- (9) Payment date
Thursday, September 11, 2025
- (10) Collateral
Neither collateral nor guarantee is provided for the Fourteenth Bonds, and no assets have been particularly secured for the Fourteenth Bonds.
- (11) Redemption method and date
The total amount of the Fourteenth Bonds will be redeemed on September 10, 2032.
The Fourteenth Bonds may be repurchased and canceled any time from the day following the payment date except for cases separately determined by the book-entry transfer institution.
- (12) Interest payment date
March 11 and September 11 of each year
If the payment date falls on a bank holiday, the payment shall be made on the preceding bank business day.
- (13) Financial covenants
A negative pledge clause is applicable.
- (14) Rating of bonds
A+ rating by Japan Credit Rating Agency, Ltd. (JCR)
- (15) Finance agent, issuing agent and paying agent
Resona Bank, Limited.
- (16) Underwriter
SMBC Nikko Securities Inc.
Daiwa Securities Co. Ltd.

B. The fifteenth unsecured investment corporation bonds of JHR

(Pari passu covenants between investment corporation bonds are attached.) (hereinafter called the “Fifteenth Bonds,” and together with the Fourteenth Bonds, collectively called the “Investment Corporation Bonds”)

- (1) Total amount of the investment corporation bonds
JPY800MM
- (2) Form of the investment corporation bonds
The Fifteenth Bonds are subject to the Act on Book-Entry Transfer of Corporate Bonds and Shares; therefore, the Fifteenth Bond Certificates will not be issued.
- (3) Issue price
JPY100 for JPY100 of each bond
- (4) Redemption price
JPY100 for JPY100 of each bond
- (5) Interest rate
1.783% per year
- (6) Amount of each bond
JPY100MM

- (7) Offering method
Public offering
- (8) Subscription period
Friday, September 5, 2025
- (9) Payment date
Thursday, September 11, 2025
- (10) Collateral
Neither collateral nor guarantee is provided for the Fifteenth Bonds, and no assets have been particularly secured for the Fifteenth Bonds.
- (11) Redemption method and date
The total amount of the Fifteenth Bonds will be redeemed on September 11, 2030.
The Fifteenth Bonds may be repurchased and canceled any time from the day following the payment date except for cases separately determined by the book-entry transfer institution.
- (12) Interest payment date
March 11 and September 11 of each year
If the payment date falls on a bank holiday, the payment shall be made on the preceding bank business day.
- (13) Financial covenants
A negative pledge clause is applicable.
- (14) Rating of bonds
A+ rating by Japan Credit Rating Agency, Ltd. (JCR)
- (15) Finance agent, issuing agent and paying agent
Resona Bank, Limited.
- (16) Underwriter
Daiwa Securities Co. Ltd.

2. Rationale for issuance

The purpose of issuing the Investment Corporation Bonds is to allocate a portion of the proceeds to the redemption of the thirteenth unsecured investment corporation bonds in the amount of JPY2,800MM (hereinafter called the “Existing Investment Corporation Bonds”) which were issued to fund the early repayment of borrowings (including existing borrowings refinanced by such borrowings) used in part for the acquisition of green buildings that satisfy the eligibility criteria (*1).

The Fourteenth Bonds will be issued under the Green Finance Framework (*2), formulated by JHR in January 2024 and revised in August of the same year, which aims to expand the market for ESG investments and diversify financing methods.

For details on the Green Finance Framework, please refer to the following website of JHR:

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

(*1) The assets acquired as green buildings that meet the eligible criteria consist of Kobe Meriken Park Oriental Hotel, Oriental Hotel Tokyo Bay and Oriental Hotel Okinawa Resort & Spa.

(*2) JHR has appointed SMBC Nikko Securities Inc. as the structuring agent for its Green Finance Framework, formulated in January 2024 and revised in August of the same year, as well as for obtaining external evaluations.

3. Amount of proceeds, use and planned payment schedule

- (1) Amount of proceeds (estimated net amount)

JPY2,588MM

- (2) Details of the intended use of proceeds and planned payment schedule

The proceeds will be allocated to partially fund the redemption of the Existing Investment Corporation Bonds as of September 19, 2025.

4. Status of interest-bearing debts after the issuance of the Investment Corporation Bonds (scheduled)

(Unit: JPY MM)

Category		Before issuance of Investment Corporation Bonds	After issuance of Investment Corporation Bonds (*3)	Variance
	Short-term loans	1,000	1,000	—
	Long-term loans (*2)	234,681	234,681	—
Total loans		235,681	235,681	—
Total investment corporation bonds		33,900	33,700	(200)
Total interest-bearing debts		269,581	269,381	(200)

(*1) The amounts are rounded down to the nearest one million yen.

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

(*3) Total amount of investment corporation bonds and interest-bearing debts after the issuance of the Investment Corporation Bonds reflect the amount after the redemption of the Existing Investment Corporation Bonds. The total amount of interest-bearing debts after redemption are planned to be a decrease of JPY200 million compared to the amount before the issuance of the Investment Corporation Bonds.

The fixed interest rate ratio to the total interest-bearing debt after the issuance of the Investment Corporation Bonds and the redemption of the Existing Investment Corporation Bonds is expected to be around 77%.

5. Others

There are no material changes to the risks related to the redemption of the Investment Corporation Bonds from those described under “Investment Risks” in the securities report filed on March 24, 2025.

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