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Notice Concerning New Loan (Refinancing with Green Loan)

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) announces that JHR has resolved today to procure funds through a green loan (hereinafter called the “New Loan”) for the purpose of refinancing the existing loan.

1. Summary of the New Loan

(1) Content of the New Loan

JHR plans to refinance the existing loan due on June 30, 2026 (hereinafter called the “Loan Scheduled for Repayment”).

(2) Details of the New Loan

Name	Lender	Amount of New Loan (JPY MM)	Interest Rate (*1)	Scheduled Borrowing Date	Maturity Date	Collateral/ Method of Principal Repayment
Term Loan 133 (*2)	Sumitomo Mitsui Banking Corporation, Aozora Bank, Ltd., The Chiba Bank, Ltd.	3,250	Base interest rate + 0.45%	June 30, 2026	March 31, 2032	Unsecured/ Unguaranteed Lump-sum payment on the maturity date

(*1) The first interest payment will be due on the last day of July 2026, 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). Please refer to the website of the JBA TIBOR Administration for the JBA Japanese Yen TIBOR (<https://www.jbatibor.or.jp/english/rate/>).

(*2) Term Loan 133 will be borrowed as a green loan under the Green Finance Framework formulated by JHR in January 2024 (revised in August 2024). The loan will be used to fund the repayment of borrowings (including borrowings from subsequent refinancing) for the acquisition of the following properties, all of which meet the Eligibility Criteria as green buildings: Oriental Hotel Okinawa Resort & Spa, Hilton Tokyo Narita Airport, International Garden Hotel Narita and Hotel Nikko Nara. For details on the Green Finance Framework, please refer to JHR’s website below.

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

2. Summary of Loan Scheduled for Repayment

(1) Summary of Repayment

JHR plans to repay the loan using the New Loan.

(2) Amount of Repayment

JPY3,250MM

(3) Scheduled Repayment Date

June 30, 2026

(4) Details of the Loan Scheduled for Repayment

Name	Lender	Loan Balance before Repayment (JPY MM)	Borrowing Date	Maturity Date
Term Loan 85	Sumitomo Mitsui Banking Corporation, Aozora Bank, Ltd., The Chiba Bank, Ltd.	3,250	June 30, 2023	June 30, 2026

3. Status of Interest-bearing Debts after the New Loan (scheduled)

(Unit: JPY MM)

Category		Before	After	Variance
	Short-term loans	—	—	—
	Long-term loans (*2)	303,601	303,601	—
Total loans		303,601	303,601	—
Total investment corporation bonds		30,700	30,700	—
Total interest-bearing debts		334,301	334,301	—

(*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 debts after the New Loan is expected to be around 78%.

4. Others

There are no material changes to the risks related to the New Loan from those described under “Investment Risks” in the securities report filed on March 24, 2026.

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