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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: OKINAWA HARBORVIEW HOTEL and Southern Beach Hotel & Resort OKINAWA. 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 twelve.

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

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
OKINAWA HARBORVIEW HOTEL (Naha city, Okinawa) 	 Properties with exceptionally high environmental & social awareness	1. The hotel features energy-efficient air conditioning and lightning in line with current standards, and uses recycled materials for interior finishes to promote resource conservation. 2. The hotel preserves and conveys Okinawa's culture and traditions, exemplified by the banyan tree relocated from the Tamagusuku Castle at the entrance. 3. As a full-service hotel, it offers restaurants, shops, a fitness center, a guest lounge, and a convenience store to meet diverse needs, while also providing staff facilities to support employee well-being.

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
Southern Beach Hotel & Resort OKINAWA (Itoman city, Okinawa) 	 Properties with exceptionally high environmental & social awareness	1. The hotel enhances guest convenience and comfort through retail shops, rental bicycles, and EV charging facilities, while also providing staff facilities to support employee well-being. 2. The hotel promotes energy efficiency through the installation of air conditioning systems with total heat exchangers, occupancy sensors in common areas, and LED lighting throughout the property. 3. The hotel accommodates diverse needs with universal design features such as accessible elevators and restrooms, as well as a children's play area, and also contributes to local disaster preparedness as a designated tsunami evacuation building.

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/>