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September 21, 2022

REIT Issuer:

Japan Hotel REIT Investment Corporation (TSE code: 8985)
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Asset Management Company:

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Notice Concerning New Loan (Refinancing) and Prepayment of Existing Loans

Japan Hotel REIT Investment Corporation (hereinafter called “JHR”) informs you that JHR resolved today on new borrowing (hereinafter called the “New Loan”) and prepayment of existing loans (hereinafter called “Prepayment”) for the purpose of refinancing of the existing loan.

1. Summary of the New Loan

(1) Content of the New Loan

JHR plans to refinance the existing loans, which will be due on September 30, 2022 (hereinafter called the “Loans Scheduled for Repayment”).

(2) Amount of the New Loan

JPY15,702M

(3) Details of the New Loan

Name of Loan	Term Loan 77
Lender	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Resona Bank, Limited, Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., Aozora Bank, Ltd.
Amount of the New Loan	JPY15,702M
Interest Rate	Base interest rate (JBA Japanese Yen TIBOR for 3 months) + 0.50% (*)
Date of Borrowing	September 30, 2022 (plan)
Method of Borrowing	Individual loan contracts to be concluded on September 28, 2022 with the lenders indicated above based on the Basic Agreement concluded on November 13, 2013 (including subsequent amendments).
Interest Payment Date	The interest payment dates shall be at the end of December 2022, the end of March 2023, the end of June 2023 (if the payment date is not a business day, it shall be paid on the preceding business day) and on the maturity date.
Method of Principal Repayment	Lump-sum payment on the maturity date
Maturity Date	September 29, 2023 (borrowing term: 1 year)
Collateral	Unsecured/Unguaranteed

- (*) Base interest rate to be applied to the calculation period for the interest to be paid at interest payment dates will be JBA Japanese Yen TIBOR for 3 months at 2 business days prior to preceding interest payment date. Please refer to the website of JBA TIBOR Administration for the JBA Japanese Yen TIBOR (<http://www.jbatibor.or.jp/english/rate/>).

2. Summary of the Loan Scheduled for Repayment

- (1) Content of the repayment
JHR plans to repay the loan with using the New Loan.
- (2) Total amount of the repayment
JPY15,702M
- (3) Scheduled date of the repayment
September 30, 2022
- (4) Details of the subject individual loan

Loan	Term Loan 71
Lenders	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd, Resona Bank, Limited, Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., Aozora Bank, Ltd.
Date of borrowing	September 30, 2021
Maturity date	September 30, 2022
Balance of the Loan	JPY15,702M

3. Summary of Prepayment

- (1) Content of the Prepayment
JHR will prepay the following loans using the funds procured by the issuance of investment corporation bonds announced in the "Notice Concerning Issuance of Investment Corporation Bonds" dated September 13, 2022.
- (2) Total amount of the Prepayment
JPY1,923M
- (3) Scheduled date of the Prepayment
September 30, 2022
- (4) Details of the subject individual loans to be prepaid

Loan	Term Loan 72
Lenders	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc.
Date of borrowing	December 16, 2021
Maturity date	December 16, 2022
Borrowing balance	JPY1,500M

Loan	Term Loan 76
Lenders	Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited
Date of borrowing	June 30, 2022
Maturity date	December 30, 2022
Borrowing balance	JPY423M

4. Status of the Interest-Bearing Debt After the New Loan and Prepayment (scheduled)

(Unit: millions of yen)

Category		Before	After	Variance
	Short-term loans	32,436	30,513	(1,923)
	Long-term loans (*2)	92,218	92,218	-
Total Loans		124,654	122,731	(1,923)
Total investment corporation bonds		42,900	42,900	-
Total interest-bearing debt		167,554	165,631	(1,923)

(*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 Loan and Prepayment is forecasted to be around 80%.

5. Other

With respect to the risks of the New Loan, no important change is required for the “Investment Risks” in the Securities Report submitted on March 24, 2022 and Semi-Annual Securities Report submitted today.

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