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REIT Issuer:

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Notice Concerning Acquisition of New Asset
(Land Adjacent to OKINAWA HARBORVIEW HOTEL)

This is to inform you that Japan Hotel REIT Advisors, Co., Ltd. (hereinafter called “JHRA”), the asset management company of Japan Hotel REIT Investment Corporation (hereinafter called “JHR”), has resolved today to acquire the property below (hereinafter called the “Asset to be Acquired”) on behalf of JHR.

1. Summary of the Asset to be Acquired

Name of the Asset to be Acquired	Land adjacent to OKINAWA HARBORVIEW HOTEL
Type of the Asset to be Acquired	Real estate
Current use of the Asset to be Acquired	Vacant land
Anticipated acquisition price (*1)	JPY62,820,000
Anticipated acquisition date	October 4, 2024
Broker involved	Yes (*2)
Collateral	Unsecured

(*1) JHR has concluded a purchase and sale agreement (hereinafter called the “PSA”) with the seller to acquire the Asset to be Acquired. The anticipated acquisition price is based on the acquisition price stated in the PSA, excluding consumption tax, local consumption tax and acquisition-related expenses such as brokerage fees.

(*2) The broker does not fall under the category of interested parties as defined in the Act on Investment Trust and Investment Corporation, nor does it qualify as an interested party under the Code for Transactions with Interested Parties stipulated by JHRA.

(*3) For details of the seller, please refer to “4. Summary of the Seller” below.

2. Background and Rationale for the Acquisition

The Asset to be Acquired is a land adjacent to OKINAWA HARBORVIEW HOTEL (hereinafter called the “Hotel”), an asset managed by JHR.

JHR believes that utilizing the Asset to be acquired as a route for material transport and a storage area during the major renovation of the Hotel scheduled for 2025 will reduce the duration and cost of the renovation. Furthermore, in the future, the Asset to be acquired will be leased as parking for the Hotel’s employees or as monthly parking spaces, thereby contributing to an increase in the Hotel’s asset value.

3. Details of the Asset to be Acquired

1. Asset summary (*1)		
Asset category	Real estate	
Anticipated acquisition date	October 4, 2024	
Anticipated acquisition price	JPY62,820 thousand	
Appraisal value	JPY65,900 thousand (Date of appraisal: August 31, 2024)	
Appraisal institution	Japan Real Estate Institute	
2. Summary of real estate (*2)		
Intended use of the property	Vacant land	
Ownership	Land	Ownership
	Building	–
Land	Plot No.	101-12, Izumizaki 2-chome, Naha city, Okinawa
	Address	–
	Acreage	138.68 m ²
	Zoning, etc.	Category 2 residential district
	Building-to-land ratio	60%
	Floor area ratio	200%
	–	–
Building	Structure and stories	–
	Intended use	–
	Completion	–
	Total floor space	–
	Designer	–
	Constructor	–
	Institute that confirmed building	–
Present owner	Undisclosed (*3)	
Collateral	None	
3. Special remark		
Not applicable		

- (*1) “Asset summary”
“Anticipated acquisition price” is the price stated in the PSA and does not include various expenses required for the acquisition of the real estate (e.g., brokerage fee).
- (*2) “Summary of real estate”
“Zoning, etc.” (“use district,” “special use district” and “fire prevention district or quasi-fire prevention district”) are stated based on Article 8, Clause 1-1, Clause 1-2, and Clause 1-5 of City Planning Act.
- (*3) “Present owner”
Undisclosed as consent of the present owner has not been obtained.
- (*4) All amounts are rounded down to the nearest thousand yen.

4. Summary of the Seller

The seller, an individual, has not been disclosed because the approval of the seller has not been obtained. There are no capital, human or business relationships to be specifically noted between JHR or JHRA and the seller.

5. Status of the Seller

There is no special relationship of interest between JHR or JHRA and the seller.

6. Settlement Method

JHR plans to settle the payment using its cash on hand.

7. Schedule of Settlement Dates

Resolution for the acquisition	October 2, 2024
Conclusion of the PSA	October 2, 2024
Settlement and transfer	October 4, 2024 (scheduled)

8. Future Prospects

The impact of this acquisition on the operating forecast for the fiscal year ending December 31, 2024 (January 1, 2024 to December 31, 2024) is negligible and will remain unchanged.

9. Real Estate Appraisal Report Summary

Since the appraisal value of the Asset to be Acquired is not based on an income approach, please refer to the information stated in “3. Details of the Asset to be Acquired” for the overview of the appraisal report summary.

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