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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 three of its properties: Oriental Hotel Okinawa Resort & Spa, Hotel Oriental Express Fukuoka Tenjin and MIMARU Tokyo Shinjuku West. 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 eight.

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

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
<p>Oriental Hotel Okinawa Resort & Spa (Nago city, Okinawa)</p> 	 <p>Properties with exceptionally high environmental & social awareness</p>	<ol style="list-style-type: none"> Well-being The hotel enhances guest convenience and comfort through various initiatives, including the installation of bedside power supply equipment such as USB ports, the introduction of rental bicycles, the provision of EV charging spaces, the establishment of a fitness facility, and the creation of an exclusive club lounge for guests. Partnership The hotel fosters collaboration among involved parties by incorporating green lease clauses and adopting a data stock system for tracking electricity usage and other metrics. Energy & Resources The hotel promotes energy and resource efficiency through measures such as the use of heat-reflective glass, natural lighting in the lobby via skylights, the installation of LED lighting throughout the building, and exterior wall renovations that contribute to the facility's longevity.

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
<p>Hotel Oriental Express Fukuoka Tenjin (Fukuoka city, Fukuoka)</p> 	 DBJ Green Building 2024  Properties with excellent environmental & social awareness	<ol style="list-style-type: none"> 1. Well-being The hotel offers high levels of convenience and comfort for guests through its location surrounded by commercial facilities and tourist attractions, the presence of restaurants and a clinic within the premises, and the implementation of a completely smoke-free environment across the site. 2. Partnership The hotel fosters collaboration among involved parties by incorporating green lease clauses and adopting a data stock system for tracking electricity usage and other metrics. 3. Resilience The hotel enhances safety and security through measures such as a two-step security system using IC card readers at elevators and guest room entrances.
<p>MIMARU Tokyo Shinjuku West (Shinjuku-ku, Tokyo)</p> 	 DBJ Green Building 2024  Properties with excellent environmental & social awareness	<ol style="list-style-type: none"> 1. Well-being The hotel offers a high level of convenience and comfort for guests through its location surrounded by commercial facilities and tourist attractions, as well as the rooftop terrace that provides scenic views of the Shinjuku area. 2. Energy & Resources The hotel promotes energy and resource efficiency through the use of double-glazed windows, the installation of motion sensors for lighting in the first-floor common areas, and natural lighting in the first-floor lobby through large window surfaces. 3. Resilience The hotel enhances safety and security by preparing a three-day supply of emergency provisions for guests and implementing a two-step security system using IC card readers at elevators and guest room entrances.

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/>