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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: Hilton Fukuoka Sea Hawk and Hilton Tokyo Bay. 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 ten.

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

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
<p>Hilton Fukuoka Sea Hawk (Fukuoka city, Fukuoka)</p> 	 <p>DBJ Green Building 2025 ∞ ∞ ∞</p> <p>Properties with the best class environmental & social awareness</p>	<p>1. Partnership The hotel fosters collaboration among involved parties by incorporating green lease clauses and disclosing CO₂-related information across its property portfolio.</p> <p>2. Well-being The hotel enhances guest convenience and comfort by securing EV charging spaces, establishing its own standards that consider the environment and guests when selecting food ingredients, attracting amenities such as restaurants, a convenience store, and a fitness facility, and providing an exclusive lounge for guests.</p> <p>3. Resilience The hotel strengthens its disaster resilience and security by securing triple power-receiving lines in addition to emergency generators, installing an emergency heliport, and maintaining a 24-hour staffed security system.</p>

Property Name, Location and Exterior	Certification Rank	Assessment Points in Certification
<p>Hilton Tokyo Bay (Urayasu city, Chiba)</p> 	 <p>DBJ Green Building 2025</p> <p>Properties with the best class environmental & social awareness</p>	<ol style="list-style-type: none"> Well-being The hotel enhances guest convenience and comfort by securing EV charging spaces, establishing its own standards that consider both the environment and guests in selecting food ingredients, attracting amenities such as restaurants, a convenience store, and a fitness facility, and providing an exclusive lounge for guests. Resilience The hotel strengthens its disaster preparedness and security by securing dual power-receiving lines in addition to emergency generators and establishing a 24-hour staffed security system. Energy & Resources The hotel promotes energy and resource efficiency by utilizing renewable energy, introducing a system to visualize food waste, and installing open and light-admitting window areas in common spaces to maximize natural daylight.

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/>