

# Hoshino Resorts REIT, Inc.

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REIT Securities Issuer  
Hoshino Resorts REIT, Inc.  
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(Code: 3287)

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## Notice Concerning Split of Investment Units and Revision of Forecast Distribution per Unit

Hoshino Resorts REIT, Inc. (hereinafter "HRR") announces the resolution made at its Board of Directors' Meeting held today to implement a split of investment units (hereinafter the "Split") as follows.

Along with the Split, HRR also revised its forecast of distribution per unit for the fiscal period ending April 30, 2017 (November 1, 2016 to April 30, 2017) which was announced in the "Financial Report for Fiscal Period Ended April 2016" (hereinafter the "Financial Report") dated June 15, 2016.

### 1. Details of Split

#### (1) Purpose of Split

The Split will be conducted to establish an environment where investors can invest with ease as well as to further widen the spectrum of investors and increase the liquidity of the investment units by decreasing the per unit price of investment units in light of the spreading of the Nippon Individual Savings Account (NISA) and such.

#### (2) Contents of Split

##### 1) Method of Split

With October 31, 2016 as the record date, HRR will implement a 2-for-1 split of its investment units held by Unitholders stated or recorded on that date's final unitholder registry.

##### 2) Increase in Number of Investment Units through Split, etc.

[1] Number of HRR investment units issued and outstanding before Split:	81,757 units
[2] Increase in number of investment units through Split:	81,757 units
[3] Total number of HRR investment units issued and outstanding after Split:	163,514 units
[4] Total number of investment units authorized after Split:	2,000,000 units

(Note) The total numbers of investment units authorized before and after the Split are the same.

##### 3) Schedule of Split

Date of public notice of record date: October 13, 2016 (scheduled)

Record date: October 31, 2016

Effective date: November 1, 2016

## 2. Revision of Forecast Distribution

### (1) Reason for Revision

Along with the 2-for-1 Split of investment units, distribution per unit for the fiscal period ending April 30, 2017 announced in the Financial Report was revised in accordance with the ratio of the Split.

Since the revision to distribution per unit this time was made in line with the increase in the number of the investment units issued and outstanding due to the Split, there is no revision to operating result forecast or to actual distribution forecast.

Furthermore, there is no revision to the forecast of Distribution per unit for the fiscal period ending October 31, 2016 (May 1, 2016 to October 31, 2016) also announced in the Financial Report since the Split will be effective on November 1, 2016.

### (2) Revision of Forecast Distribution per Unit for the 8th Fiscal Period Ending April 30, 2017

	Operating revenues (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)
Previous forecasts (A)	4,042	2,066	1,862	1,861
Revised forecasts (B)	4,042	2,066	1,862	1,861
Amount of change (C) (B)-(A)	—	—	—	—
Ratio of change (C)/(A)	—	—	—	—
(Reference) Forecast for the fiscal period ending October 2016	3,981	2,091	1,808	1,807

	Distribution per unit (yen) (excluding Distribution in excess of earnings)	Distribution in excess of earnings per unit (yen)	Number of investment units issued and outstanding at end of period (unit)
Previous forecasts (A)	22,764	—	81,757
Revised forecasts (B)	11,382	—	163,514
Amount of change (C) (B)-(A)	-11,382	—	81,757
Ratio of change (C)/(A)	-50.0%	—	100.0%
(Reference) Forecast for the fiscal period ending October 2016	22,104	—	81,757

(Note 1) Amounts are rounded down to the nearest specified unit, and ratios of change are rounded to the first decimal place.

(Note 2) For assumptions for the forecast of operating results above, please refer to “Assumptions Underlying Management Status Outlook for Fiscal Period Ending October 2016 and Fiscal Period Ending April 2017” on page 9 of the Financial Report.

(Note 3) The revision is the forecast as of the date of this document. Actual operating revenues, operating income, ordinary income, net income, Distribution per unit and distribution in excess of earnings per unit may vary according to changes including additional acquisitions or dispositions of real estate, etc., operating environment and such. Also, the above forecasts do not guarantee actual operating results or the amounts of future distributions.

\* Hoshino Resorts REIT, Inc. website address: <http://www.hoshinoresorts-reit.net/>