

April 10, 2015

Hoshino Resorts REIT to Acquire Properties

REIT	Hoshino Resorts REIT, Inc. (Securities Code: 3287)		
Property name	(1) Candeo Hotels Handa (2) Candeo Hotels Chino (3) Candeo Hotels Fukuyama (4) Candeo Hotels Sano	(5) Candeo Hotels Kameyama (6) Comfort Hotel Hakodate (7) Comfort Hotel Tomakomai (8) Comfort Hotel Kure	
Acquisition price	(1) ¥620 million (2) ¥793 million (3) ¥1,075 million (4) ¥1,260 million	(5) ¥470 million (6) ¥937 million (7) ¥963 million (8) ¥1,100 million	
Seller	(1) Tameike Kanzai Co., Ltd. (2) Tameike Kanzai Co., Ltd. (3) Tameike Kanzai Co., Ltd. (4) Tameike Kanzai Co., Ltd.	(5) Tameike Kanzai Co., Ltd. (6) Takataya Co., Ltd. (7) Takataya Co., Ltd. (8) Takataya Co., Ltd.	
Scheduled date of acquisition	(1) June 1, 2015 (2) June 1, 2015 (3) June 1, 2015 (4) June 1, 2015	(5) June 1, 2015 (6) May 1, 2015 (7) May 1, 2015 (8) May 1, 2015	
Acquisition funds	Funds procured from issuance of new investment units		
Address	(1) Tennocho, Handa-shi, Aichi (2) Chino-shi, Nagano (3) Mifunecho, Fukuyama-shi, Hiroshima (4) Koenacho, Sano-shi, Tochigi (5) Onocho, Kameyama-shi, Mie (6) Wakamatsucho, Hakodate-shi, Hokkaido (7) Asahimachi, Tomakomai-shi, Hokkaido (8) Takaramachi, Kure-shi, Hiroshima		
Property type (1)(2)(3)(4)(5)(6)(7)(8)	<input type="checkbox"/> Office <input type="checkbox"/> Residential <input type="checkbox"/> Retail <input type="checkbox"/> Logistics <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> Multi-Use <input type="checkbox"/> Others		
Ownership (1)(4)	Land	<input checked="" type="checkbox"/> Proprietary ownership <input type="checkbox"/> Sectional ownership/Co-ownership (%)	
	Building	<input checked="" type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
Ownership (2)	Land	<input checked="" type="checkbox"/> Proprietary ownership <input type="checkbox"/> Sectional ownership/Co-ownership (%)	
	Building	<input checked="" type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	

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Ownership (3)(5)(6)(7)(8)	Land	<input checked="" type="checkbox"/> Proprietary ownership <input type="checkbox"/> Sectional ownership/Co-ownership (%) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
	Building	<input checked="" type="checkbox"/> Proprietary ownership <input type="checkbox"/> Sectional ownership/Co-ownership (%) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
Property description	Land	(1) 1,592.72m ² (2) 2,399.15m ² (3) 1,079.92m ² (4) 3,222.09m ²	(5) 6,599.00m ² (6) 491.80m ² (7) 1,344.24m ² (8) 793.11m ²
	Building	(1) 2,814.05m ² (2) 2,868.18m ² (3) 3,985.73m ² (4) 2,828.71m ²	(5) 3,912.03m ² (6) 2,927.44m ² (7) 2,721.08m ² (8) 3,121.02m ²
	Floors	(1) 11F (2) 12F (3) 14F (4) 10F	(5) 11F (6) 11F (7) 6F (8) 11F
Completion		(1) 2008 (2) 2008 (3) 2008 (4) 2008	(5) 2008 (6) 2007 (7) 2007 (8) 2009
PML		(1) 14.6% (2) 11.0% (3) 11.2% (4) 9.9%	(5) 12.4% (6) 4.8% (7) 7.2% (8) 2.4%
Appraisal		(1) ¥654,000,000 (2) ¥868,000,000 (3) ¥1,170,000,000 (4) ¥1,390,000,000	(5) ¥501,000,000 (6) ¥993,000,000 (7) ¥1,020,000,000 (8) ¥1,170,000,000
Occupancy		(1) 100% (2) 100% (3) 100% (4) 100%	(5) 100% (6) 100% (7) 100% (8) 100%
Asset manager		Hoshino Resort Asset Management Co., Ltd. Mr. Osamu Yokokura Phone: +81-3-5159-6338 URL: www.hoshinoresorts-reit.net/	

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