

October 8, 2015

Hoshino Resorts REIT to Acquire Properties

REIT	Hoshino Resorts REIT, Inc. (Securities Code: 3287)	
Property name	(1) RISONARE Atami (2) KAI Kinugawa (3) ANA Crowne Plaza Hiroshima (4) ANA Crowne Plaza Fukuoka (5) ANA Crowne Plaza Kanazawa (6) ANA Crowne Plaza Toyama	
Acquisition price	(1) ¥3,750,000,000 (2) ¥3,080,000,000 (3) ¥17,784,000,000	(4) ¥7,599,000,000 (5) ¥6,609,000,000 (6) ¥4,008,000,000
Seller	(1) AIC Co., Ltd. (2) Hoshino Resorts Inc. (3) K.K. Horizon Hotels	(4) K.K. Horizon Hotels (5) K.K. Horizon Hotels (6) K.K. Horizon Hotels
Scheduled date of acquisition	November 2, 2015	
Acquisition funds	Funds procured from issuance of new investment units and borrowings	
Address	(1) Minaguchicho, Atami-shi, Shizuoka (2) Kinugawa-Onsen-Taki, Nikko-shi, Tochigi (3) Nakamachi, Naka-ku, Hiroshima-shi, Hiroshima (4) Hakata-Ekimae, Hakata-ku, Fukuoka-shi, Fukuoka (5) Showamachi, Kanazawa-shi, Ishikawa (6) Otemachi, Toyama-shi, Toyama	
Property type (1)(2)(3)(4)(5)(6)	<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)(2)(4)	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)
Ownership (3)	Land	<input checked="" type="checkbox"/> Proprietary ownership (co-ownership: 81/100) <input type="checkbox"/> Sectional ownership/Co-ownership (%) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)
	Building	<input type="checkbox"/> Proprietary ownership <input checked="" type="checkbox"/> Sectional ownership/Co-ownership (81/100) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)
Ownership (5)	Land	<input checked="" type="checkbox"/> Proprietary ownership (co-ownership: 245,437,622/1,000,000,000) <input type="checkbox"/> Sectional ownership/Co-ownership (%) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)

Disclaimer: J-REIT Flash is a service provided by Tokyo Stock Exchange (TSE). The responsibility for the preparation of materials posted to this service has been entrusted to Transpacific Enterprises. However, any inquiries concerning the content of the posted information should be made directly to the contact at the concerned asset manager. The information provided herein does not constitute business, legal, investment or tax advice, and is presented without any representation or warranty whatsoever as to the accuracy or completeness of the information, or whether it reflects the most current developments. Parties seeking advice should consult with business, legal, investment or tax counsel familiar with their particular circumstances. The sole purpose of this service is to provide information for the users of the service, and is not to solicit investment, or to recommend an investment in a specific issue, etc.

	Building	<input type="checkbox"/> Proprietary ownership <input checked="" type="checkbox"/> Sectional ownership/Co-ownership (exclusive portion: 1/2; co-ownership portion: 245,437,622/1,000,000,000) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
Ownership (6)	Land	<input type="checkbox"/> Proprietary ownership <input type="checkbox"/> Sectional ownership/Co-ownership (%) <input checked="" type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
	Building	<input type="checkbox"/> Proprietary ownership <input checked="" type="checkbox"/> Sectional ownership/Co-ownership (870,472/1,000,000) <input type="checkbox"/> Leasehold <input type="checkbox"/> Land only (proprietary)	
Property description	Land	(1) 65,161.44m ² (2) 35,187.55m ² (3) 5,126.00m ²	(4) 3,411.67m ² (5) 8,312.42m ² (6) 3,723.50m ²
	Building	(1) A building: 11,021.43m ² B building: 7,646.67m ² Terrace building: 4,717.08m ² (2) 4,066.60m ² (3) 42,727.85m ² (4) Hotel building: 26,753.82m ² Chapel: 618.92m ² (5) 61,448.41m ² (6) 26,209.92m ²	
	Floors	(1) A building/B building: 11F Terrace building: 5F (2) 3F (3) B2F/22F	(4) Hotel building: B3F/15F Chapel: 4F (5) B1F/20F (6) B2F/21F
Completion	(1) 1992 (2) 2015 (3) 1983	(4) Hotel building: 1976 Chapel: 1999 (5) 1990 (6) 1999	
PML	(1) 10.5% (2) 4.4% (3) 1.9%	(4) Hotel building: 5.1% Chapel: 7.1% (5) 7.5% (6) 4.7%	
Appraisal	(1) ¥3,920,000,000 (2) ¥3,220,000,000 (3) ¥19,000,000,000	(4) ¥8,100,000,000 (5) ¥6,990,000,000 (6) ¥4,280,000,000	
Occupancy	(1) 100% (2) 100% (3) 100%	(4) 100% (5) 100% (6) 100%	
Asset manager	Hoshino Resort Asset Management Co., Ltd. Mr. Osamu Yokokura Phone: +81-3-5159-6338 URL: www.hoshinoresorts-reit.net/		

Disclaimer: J-REIT Flash is a service provided by Tokyo Stock Exchange (TSE). The responsibility for the preparation of materials posted to this service has been entrusted to Transpacific Enterprises. However, any inquiries concerning the content of the posted information should be made directly to the contact at the concerned asset manager. The information provided herein does not constitute business, legal, investment or tax advice, and is presented without any representation or warranty whatsoever as to the accuracy or completeness of the information, or whether it reflects the most current developments. Parties seeking advice should consult with business, legal, investment or tax counsel familiar with their particular circumstances. The sole purpose of this service is to provide information for the users of the service, and is not to solicit investment, or to recommend an investment in a specific issue, etc.