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各 位

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資産運用会社における新たな私募ファンド運用（大和リゾート）に関するお知らせ

ジャパン・ホテル・リート投資法人（以下「本投資法人」といいます。）が資産の運用を委託する資産運用会社であるジャパン・ホテル・リート・アドバイザーズ株式会社（以下「本資産運用会社」といいます。）がアセットマネジャーを務める合同会社恵比寿リゾート（以下「取得会社」といいます。）は、大和リゾート株式会社（以下「大和リゾート」といいます。）の全株式、大和リゾートが運営するホテル「ロイトン札幌」の信託受益権及びそれらに付随する資産を本日付で取得しましたので、下記のとおりお知らせいたします。

記

本資産運用会社は、メインスポンサーであるSCキャピタルパートナーズ（SCCP）と共同で、SCCP、アブダビ投資庁の全額出資子会社、ゴールドマン・サックス・アセット・マネジメントの三社から成るグローバルな投資家コンソーシアムを組成し、本コンソーシアムからの出資を原資として、取得会社は、全国26か所のホテル施設（運営中施設は23か所）を所有する大和リゾートとロイトン札幌を取得しました（以下、27か所の施設を合わせて「取得ポートフォリオ」といいます）。今回の取得により、本資産運用会社の私募ファンド等の運用残高は1,000億円を大きく超えることとなります。

取得ポートフォリオは、ロイトン札幌と、全国の26か所の主要観光地に立地する、標準的な客室数が200～350の温泉付きリゾートホテルです。本資産運用会社は、大和リゾートのホテル運営チームと協力し、リブランドや改装等、本投資法人や私募ファンドの運用等で培ったホテルのアセットマネジメントにおける専門的ノウハウを生かし、新たな価値を生み出すべく取得ポートフォリオの将来の可能性を追求します。国内外のレジャー需要の増加が予想される中、本資産運用会社は、取得ポートフォリオの市場競争力と持続可能性を向上させ、関与する多様なステークホルダーからの信頼を確固たるものにするべく最善を尽くしてまいります。

※参考資料：SCキャピタルパートナーズの同日付プレスリリース（別紙）

以 上

<ジャパン・ホテル・リート投資法人について>

本投資法人は、日本最大のホテル特化型リート（コード番号：8985）です。本日時点で43軒のホテルを保有し、総客室数は11,546室に上ります。資産規模は、保有ホテルの取得価格ベースで3,740億円、鑑定価格ベースでは4,953億円です。

*本投資法人のホームページアドレス：<https://www.jhrth.co.jp/>

<ジャパン・ホテル・リート・アドバイザーズ株式会社について>

当社は、ホテルを専門分野として不動産投資運用を行う独立系の資産運用会社です。2004年に設立され、日本最大のホテル特化型リートであるジャパン・ホテル・リート投資法人の資産運用のほか、ホテルを主な投資対象とする私募ファンドの組成、運用を手掛けています。

私どもは、これまでに培ってきたノウハウ、ネットワーク、そして多くのステークホルダーの方々との信頼関係を生かし、ホテルの資産価値を向上させるとともに、社会や地域コミュニティの持続可能な発展に貢献することを目指しています。

*本資産運用会社のホームページアドレス：<https://www.jhra.co.jp/>

SC Capital Partners, ADIA and Goldman Sachs Asset Management acquire 27-hotel portfolio in Japan

SINGAPORE / TOKYO, [19 July 2023] – Singapore-headquartered private equity real estate firm SC Capital Partners Pte Ltd (SCCP) has formed a consortium with a wholly-owned subsidiary of the Abu Dhabi Investment Authority (ADIA) and Goldman Sachs Asset Management, which has acquired a portfolio of 27 resort hotels in Japan from Daiwa House Industry, a Japan-based home construction and real estate development company.

The hotels are located in major tourist destinations across Japan, capturing both domestic and inbound demand. The investment strategy will focus on increasing top-line revenue, rebranding initiatives, improving distribution channels, and refurbishment works.

The portfolio was acquired for approximately US\$900 million and includes a total of 7,124 rooms. Japan Hotel REIT Advisors Co., Ltd. (JHRA), a company that is majority-owned by the SCCP Group and a specialist in local hotel asset management and operations in Japan, will play an integral role in capturing the recovery and maximizing the further growth of the portfolio.

Suchad Chiaranussati, Chairman and Founder of SC Capital Partners Group commented, “This is a rare opportunity to acquire one of the largest and most prominent hotel portfolios in Japan. The extensive platform and network we have built in Japan over the last 13 years, particularly in the hospitality space, puts us in a unique position to capitalise on the long-term relative value of this highly sought after sector.

We are also delighted to expand and deepen our relationship with ADIA, following the launch of a data centre investment programme last year, and commence on a promising venture with Goldman Sachs, one of the leading financial institutions globally.”

Mohamed Al Qubaisi, Executive Director of the Real Estate Department at the Abu Dhabi Investment Authority, said: “Japan’s real estate sector continues to deliver superior returns, and the country’s hotel market is well positioned for growth from the rebound of travel. This acquisition presented a unique opportunity to access a large, leisure-oriented hotel portfolio alongside SC Capital, a pan-Asia partner across multiple real estate asset classes, and Goldman Sachs Asset Management. The portfolio will benefit from increased domestic and international tourism, as well as JHRA’s strong asset management capabilities.”

Takashi Murata, Global Co-Head of Goldman Sachs Asset Management Real Estate commented, “Having invested in Japan since 1998, we are excited to partner with SC Capital Partners and ADIA to invest in one of the largest hotel platforms in Japan. As we continue to see strong recovery in the Japanese hospitality sector, we are confident these high-quality assets located in top tourist destinations throughout Japan are well-situated to benefit from the rebound. Additionally, by implementing our strategy, we believe the platform will be positioned to attract further demand and generate differentiated returns.”

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About SC Capital Partners:

Established in 2004, SC Capital Partners (“SCCP”) Pte. Ltd. is an employee-owned, Asia Pacific real estate investment manager headquartered in Singapore.

The firm has a 19-year track record across Asia Pacific and has a diverse pool of over 60 institutional investors globally. With presence in eight different locations in the region (Singapore (HQ), Australia, China, Hong Kong, Japan, South Korea, Thailand and Vietnam), SCCP’s competitive advantage stems from being firmly embedded in local knowledge, cultures and jurisdictions, giving us the resources and networks necessary to execute successfully in the region.

Since 2004, SCCP has raised five commingled opportunistic funds in the Real Estate Capital Asia Partners (RECAP) series. The firm also manages a core-plus fund (SCORE+) and offers tailored solutions to investors.

SC Capital Partners Pte. Ltd. holds a Capital Markets Services license issued by the Monetary Authority of Singapore to carry out the regulated activity of fund management as a licensed accredited/institutional investor fund management company.

The SCCP Group* also includes the managers of two listed REITs, Japan Hotel REIT (<https://www.jhrth.co.jp/en/>), the largest hospitality REIT in Japan and TPRIME (<http://en.tprimereit.com/>), a commercial REIT in Thailand.

To view the latest SC Capital Partners news visit www.sccpasia.com

** Comprising SC Capital Partners Pte. Ltd. and affiliated entities (under the ownership and control of Suchad Chiaranussati either singly and/or together with his partners)*

About ADIA:

Established in 1976, the Abu Dhabi Investment Authority (ADIA) is a globally-diversified investment institution that prudently invests funds on behalf of the Government of Abu Dhabi through a strategy focused on long-term value creation.

For more information: <https://www.adia.ae>

About Goldman Sachs Asset Management:

Bringing together traditional and alternative investments, Goldman Sachs Asset Management provides clients around the world with a dedicated partnership and focus on long-term performance. As the primary investing area within Goldman Sachs (NYSE: GS), we deliver investment and advisory services for the world’s leading institutions, financial advisors and individuals, drawing from our deeply connected global network and tailored expert insights, across every region and market—overseeing more than \$2.6 trillion in assets under supervision worldwide as of March 31, 2023. Driven by a passion for our clients’ performance, we seek to build long-term relationships based on conviction, sustainable outcomes, and shared success over time.

For more information: <https://www.gsam.com/content/gsam/us/en/institutions/strategies/explore-by-asset-class/alternatives.html>

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