

October 7, 2016

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

Asset Management Company  
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## Notice Concerning Determination of Outline of Unitholder Benefit Program

Hoshino Resorts REIT, Inc. (hereinafter "HRR") announces that it has determined the outline of the unitholder benefit program in the 7th fiscal period (fiscal period ending October 31, 2016) as follows. HRR has decided to abolish the unitholder benefit program as of February 1, 2017. However, tickets dispatched to eligible unitholders based on the unitholder benefit program in the 7th fiscal period (fiscal period ending October 31, 2016) will be valid during the effective period.

### 1. Purpose of Unitholder Benefit Program

The unitholder benefit program (hereinafter the "Benefit Program") aims to help provide an opportunity for unitholders to experience the hotels, ryokans (Japanese-style inns) and ancillary facilities HRR invests in and to deepen understanding of their features.

### 2. Overview of Unitholder Benefit Program

#### (1) Eligible unitholders

Eligible unitholders are those who are stated or recorded on the unitholders' register on October 31, 2016 (record date).

#### (2) Eligible users

Unitholders

#### (3) Details of the benefits

Unitholder complimentary tickets with the name of unitholders, offering a discount of 2,000 yen per ticket off the accommodation fee of designated facilities described below will be sent. (One ticket per investment unit held, up to 10 tickets per unitholder)

(4) Eligible facilities

Eligible facilities	Location
HOSHINOYA Karuizawa	Karuizawa-machi, Kitasaku-gun, Nagano
HOSHINOYA Kyoto	Kyoto-shi, Kyoto
RISONARE Yatsugatake	Hokuto-shi, Yamanashi
RISONARE Atami	Atami-shi, Shizuoka
KAI Matsumoto	Matsumoto-shi, Nagano
KAI Izumo	Matsue-shi, Shimane
KAI Ito	Ito-shi, Shizuoka
KAI Hakone	Hakone-machi, Ashigarashimo-gun, Kanagawa
KAI Aso	Kokonoe-machi, Kusu-gun, Oita
KAI Kawaji	Nikko-shi, Tochigi
KAI Kinugawa	Nikko-shi, Tochigi
KAI Kaga	Kaga-shi, Ishikawa

(5) Dispatch schedule of complimentary tickets (planned)

Late January 2017

(6) Validity period of the complimentary tickets

The tickets may be used for stays between February 1, 2017 and February 28, 2018. Reservations can be made after receiving the tickets.

(7) Details of/conditions for the stay

- The Benefit Program offers discounts only on the accommodation fees of the designated facilities (no discounts on payments at shops, restaurants, etc.)
- Complimentary tickets may be used only when the unitholder him/herself is staying.
- One complimentary ticket may be used for the one-night stay accommodation fee for one adult.  
E.g.) When three adults are staying for two nights: Up to three tickets per night, for a total of six tickets
- When using the complimentary tickets, the user must make mention of the tickets upon making an advance reservation or standard reservation. Information on how to make advance reservations when using the complimentary tickets and other information are provided in writing enclosed with the tickets.
- The dates below are set as days for which tickets may not be used as high occupancy is expected (the year-end and new year holidays, consecutive holidays, etc.).

Year	Month	Days for which tickets may not be used (all facilities)
2017	February	1st, 2nd
	March	18th, 19th
	April	29th, 30th
	May	1st to 6th
	June	Usable everyday
	July	15th, 16th
	August	10th to 15th
	September	16th, 17th
	October	7th, 8th
	November	3rd, 4th
	December	28th to 31st
	2018	January
February		10th, 11th, 16th to 18th

- Complimentary tickets may not be used regardless of the above days when the facilities are closed and accommodation is not available.

### 3. Cost Burden (on HRR)

HRR has agreed with the Hoshino Resort Group on offering a fixed discount to HRR's unitholders during their stays at designated facilities. HRR will not bear any costs pertaining to the Benefit Program except for the program operating cost (printing and dispatching of the complimentary tickets, etc.).

### 4. Handling of Personal Information

HRR, Hoshino Resort Asset Management Co., Ltd. and the designated facilities will use the personal information obtained through the Benefit Program only for the Benefit Program and not for any other purposes.

### 5. Other

The operation, details and such of the Benefit Program are subject to change.

Although HRR has decided to abolish the Benefit Program as of February 1, 2017, the complimentary tickets dispatched to eligible unitholders under the unitholder benefit program in the 7th fiscal period (fiscal period ending October 31, 2016) will be valid during the effective period.

Please refer to "Notice Concerning Abolition of Unitholder Benefit Program and Conclusion of Amendment Agreement of Sponsor Support Agreement" dated September 16, 2016 for the details.

### 6. Contact Regarding this Matter

Hoshino Resort Asset Management Co., Ltd. (TEL: +81-3-5159-6338)

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