

April 17, 2013

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities
1-1, Nihonbashi-Muromachi 2-Chome, Chuo-Ku,
Tokyo 103-0022

Nippon Accommodations Fund Inc.
Executive Director

Yuji Yokoyama
(Code Number 3226)

Investment Trust Management Company
Mitsui Fudosan Accommodations Fund Management Co., Ltd.
President and CEO
Contact CFO and Director
(TEL. 03-3246-3677)

Kosei Murakami
Satoshi Nohara

Notification of Amendments of Articles of Incorporation and Election of Directors

This is a notification that at the Board of Directors' meeting on April 17, 2013, Nippon Accommodations Fund, Inc. ("NAF") resolved that the following amendments of the Articles of Incorporation and election of directors will be put up for discussion at the Sixth General Meeting of Unitholders planned for May 17, 2013.

This proposal will become effective upon approval at the above General Meeting of Unitholders.

1. Summary of, and Reasons for, the Amendments of the Articles of Incorporation

- (1) Amend Articles of Incorporation to make necessary amendments to text in line with amendments made to the Order for Enforcement of the Act on Special Measures Concerning Taxation (Cabinet Order No. 43 of 1957; including all amendments made to date), which stipulates the requirement that offerings of investment units be conducted primarily in Japan as part of the requirements for receiving the special tax treatment for investment corporations, stipulated by the Act on Special Measures Concerning Taxation (Law No. 26 of 1957; including all amendments made to date).
- (2) Amend Articles of Incorporation to clarify that the "amount of income," which shall be the basis of calculation of Management Fee 1, includes dividends from investments in anonymous partnership equity interests, etc. with respect to the investment assets when such investment assets are anonymous partnership equity interests or real estate-backed securities.
- (3) Amend Articles of Incorporation to simplify and clarify the basis of calculation of Management Fee 2 by defining the "Amount Available for Distribution," which shall be the basis of calculation of Management Fee 2, as income before income taxes, before excluding Management Fee 1 and 2, calculated in accordance with generally accepted accounting principles. However, since gain on negative goodwill in case of any merger of NAF has no connection with Management Fee 2, it shall be excluded from the basis of calculation.
- (4) Other than above, amend Articles of Incorporation to make necessary amendments to text and to unify expressions with the Financial Instruments and Exchange Act, as well as to reflect the reorganization of The Investment Trusts Association, Japan into a general incorporated association on January 4, 2013.

2. Election of Directors

The elected terms of all Executive Directors (2) and all Supervisory Directors (3) will end on May 20, 2013. Accordingly, NAF proposes that two Executive Directors and three Supervisory Directors be elected at the General Meeting of Unitholders planned for May 17, 2013.

(1) Executive Director Candidates

Nobumi Tobari (newly elected)
Kosei Murakami (in-service)

(2) Supervisory Director Candidates

Takeo Tomita (in-service)
Michihiko Takabe (in-service)
Hiroyuki Sodeyama (in-service)

3. Scheduled Dates of Meetings, etc.

April 17, 2013 Resolution of Board of Directors' Meeting for holding the Sixth General Meeting of Unitholders
April 26, 2013 Posting of the "Notice of the Sixth General Meeting of Unitholders" (scheduled)
May 17, 2013 Sixth General Meeting of Unitholders (scheduled)

- Japanese original document was distributed to the press clubs within Tokyo Stock Exchange (Kabuto Club) and the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and to the press club for construction publications of the Ministry of Land, Infrastructure, Transport and Tourism.
- NAF website: <http://www.naf-r.jp/english/index.html>

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