

November 27, 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

Nobumi Tobari

(Code Number 3226)

Investment Trust Management Company

Mitsui Fudosan Accommodations Fund Management Co., Ltd.

President and CEO

Kosei Murakami

Contact CFO and Director

Satoshi Nohara

(TEL. 03-3246-3677)

## Notification of Borrowing Funds

This is a notification that Nippon Accommodations Fund Inc. ("NAF") decided to borrow funds as shown below.

### 1. Details of Loans

Lender	Loan amount	Interest rate	Loan type & Repayment method	Date of Loan	Date of Maturity
Sumitomo Mitsui Banking Corporation	1.5 billion yen	0.26818%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	December 30, 2013
Mitsubishi UFJ Trust and Banking Corporation	1.5 billion yen	0.26818%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	December 30, 2013
Shinkin Central Bank	0.5 billion yen	0.26818%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	December 30, 2013
Mizuho Bank, Ltd.	0.5 billion yen	0.28318%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	December 30, 2013
Sumitomo Mitsui Trust Bank, Limited	0.5 billion yen	0.26818%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	December 30, 2013
The Norinchukin Bank	3 billion yen	0.69500%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	November 30, 2020
Mizuho Bank, Ltd.	2 billion yen	0.82500%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	November 30, 2021
Nippon Life Insurance Company	2 billion yen	0.93375%	Unsecured & unguaranteed, Bullet repayment	November 29, 2013	November 30, 2022

### 2. Use of Funds

To apply the funds toward the repayment of long-term loans totaling ¥9 billion concluded on November 30, 2009 and December 1, 2009, and short-term loans totaling ¥2.5 billion concluded on October 30, 2013, October 31, 2013 and November 18, 2013.

3. Status of interest-bearing debt after this event

(Unit: billion yen)

	Before this event	After this event	Change
Short-term debt	3.5	5.5	2.0
Long-term debt	123.0	121.0	(2.0)
Investment corporation bonds	17.0	17.0	—
Total interest-bearing debt	143.5	143.5	—

Interest-bearing debt ratio	53.3%	53.3%	—
Long term interest-bearing debt ratio	97.6%	96.2%	(1.4)

(\*1) The following formula was used to calculate the interest-bearing debt ratio.

$(\text{interest bearing debt ratio}) = (\text{interest bearing debt}) \div (\text{interest bearing debt} + \text{unitholder's capital}) \times 100$

The unitholder's capital as of today (125,686,793 thousand yen) was used.

(\*2)  $(\text{long term interest bearing debt ratio}) = (\text{long term debt} + \text{investment corporation bonds}) \div (\text{interest bearing debt}) \times 100$

(\*3) All calculations of ratios were rounded to one decimal place.

4. Others

Regarding the loan repayment risk, there is no important change to the "Investment risks" description in the latest securities report submitted as of this day.

- NAF website: <http://www.naf-r.jp/english/index.html>

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