



Strategic Expansion

14th Period

NAF Report | September 2012 – February 2013

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

 **Nippon Accommodations Fund**

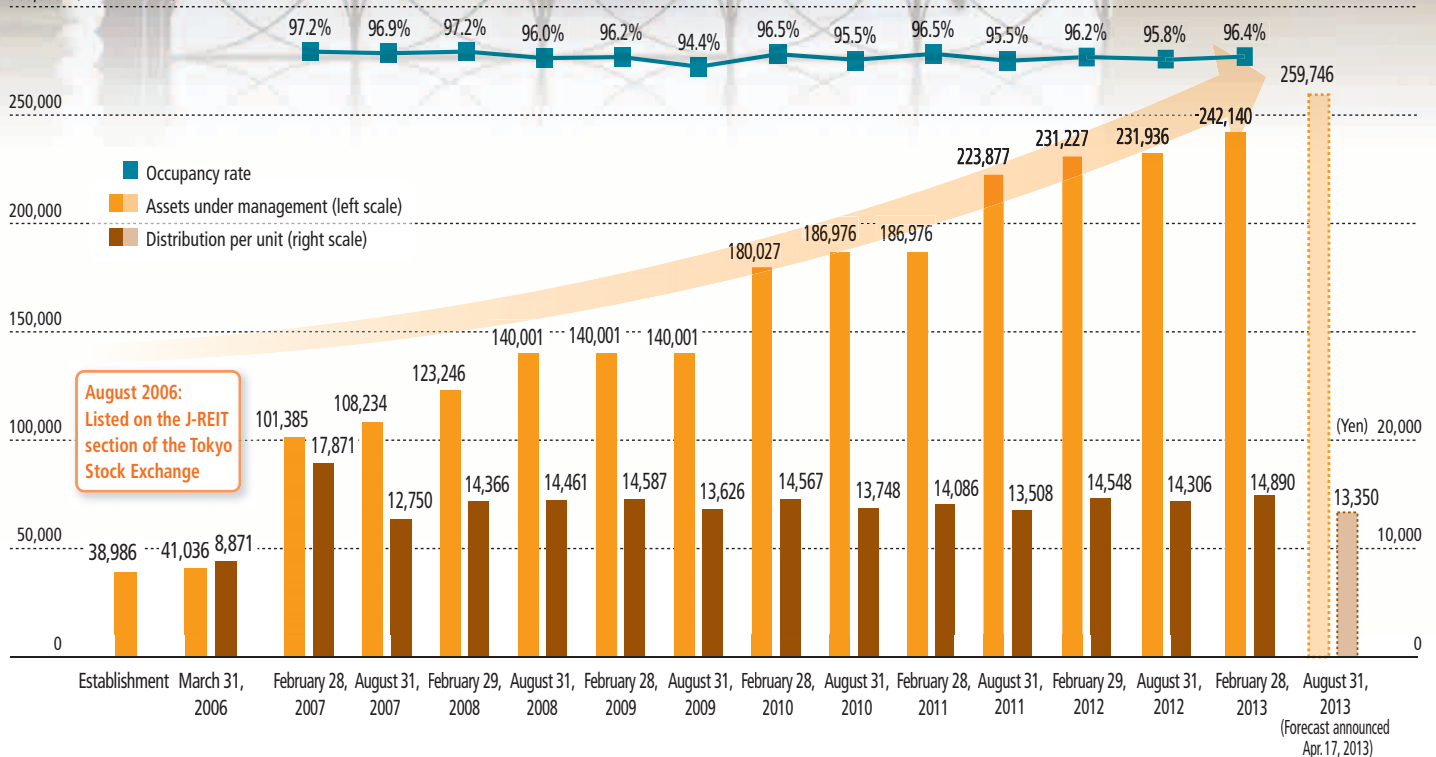
Profile

Nippon Accommodations Fund Inc. ("NAF") was incorporated as an investment corporation on October 12, 2005 with an initial investment by Mitsui Fudosan Co., Ltd. ("Mitsui Fudosan"), and was listed on the Tokyo Stock Exchange on August 4, 2006 with assets of more than ¥100 billion. NAF invests in accommodation assets* located mainly in the 23 wards of Tokyo. The Investment Trust and Investment Corporation Act of Japan requires an investment corporation to be managed by an external entity. NAF's assets are managed by Mitsui Fudosan Accommodations Fund Management Co., Ltd., a 100 percent subsidiary of Mitsui Fudosan.

* Accommodation assets in this report are defined as rental apartments, corporate housing, dormitories/student apartments, serviced apartments and senior residences. They do not include hotel properties.

Asset Growth (Acquisition Price Basis) / Occupancy Rate / Distribution per Unit

300,000 (Yen in millions)



NAF Snapshot (As of February 28, 2013)

Profitability

96.4%

An occupancy rate of 96.4 percent

5.3%

Net operating income (NOI) yield* of 5.3 percent

¥14,890

Distribution per unit of ¥14,890 for the 14th Period

Outstanding Portfolio

¥242,140 million

Portfolio of 90 superior properties with a total acquisition price of ¥242,140 million

**392,366.06m² /
9,509 units**

9,509 units with a total rentable area of 392,366.06m²

86.7%

86.7 percent of portfolio located in the 23 wards of Tokyo

Financial Stability

A3, AA-, A+

Rated A3 by Moody's; AA- by Rating and Investment Information; and A+ (Long-term) and A-1 (Short-term) by Standard & Poor's

54.7%

LTV (Loan-to-value) ratio of 54.7 percent, ratio of long-term debt of 90.0 percent

* Weighted average of annual NOI yield on the acquisition value of each property

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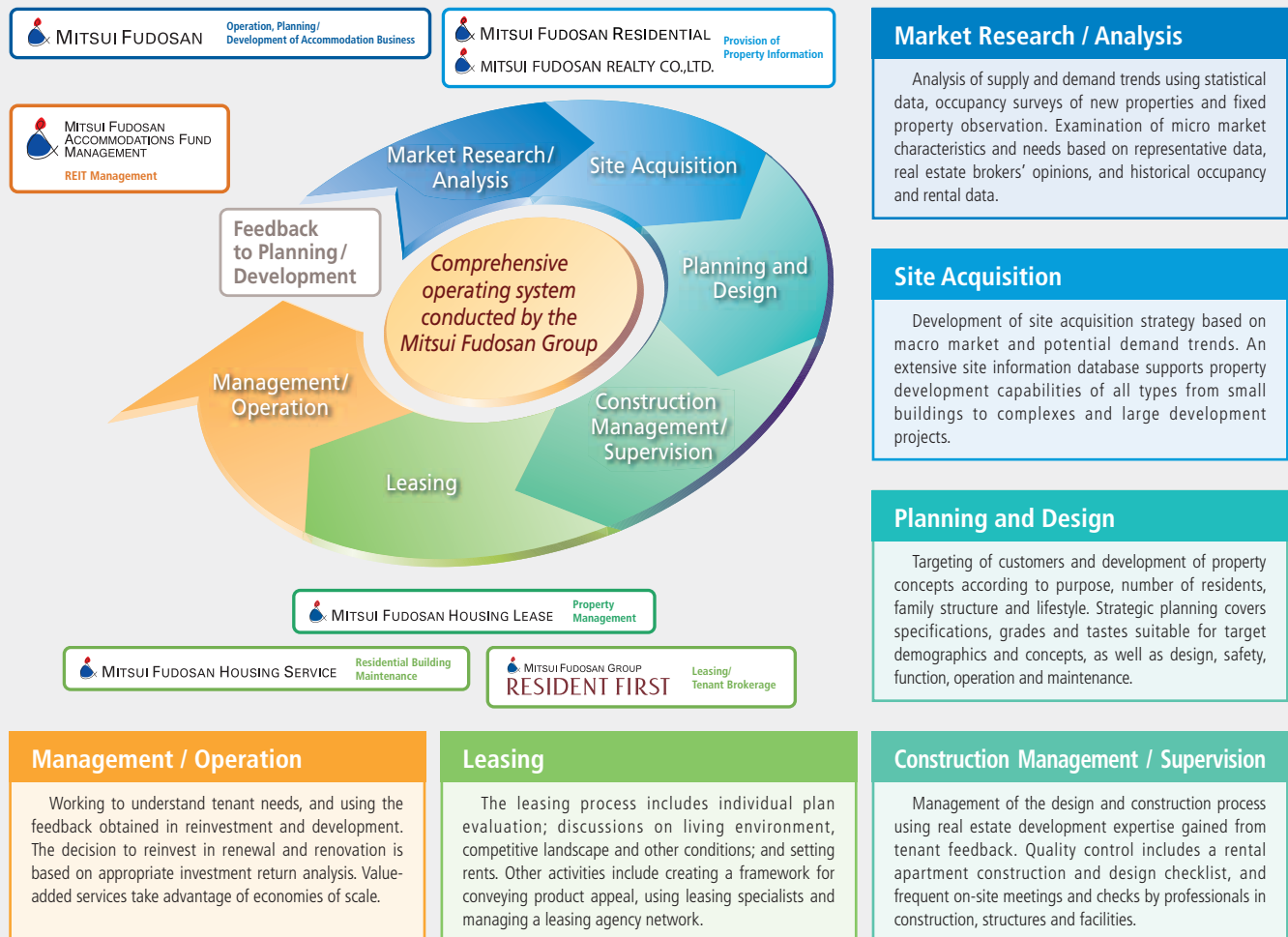
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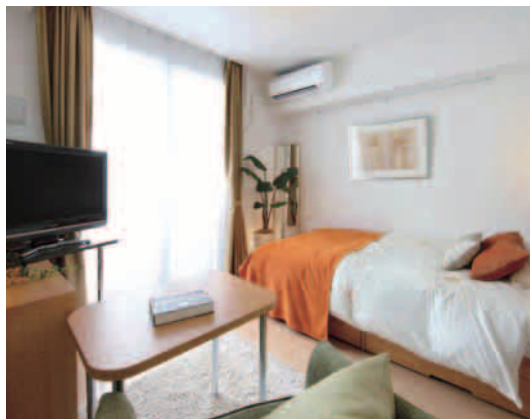
NAF's Two Core Strategies



1. Utilization of the Mitsui Fudosan Group

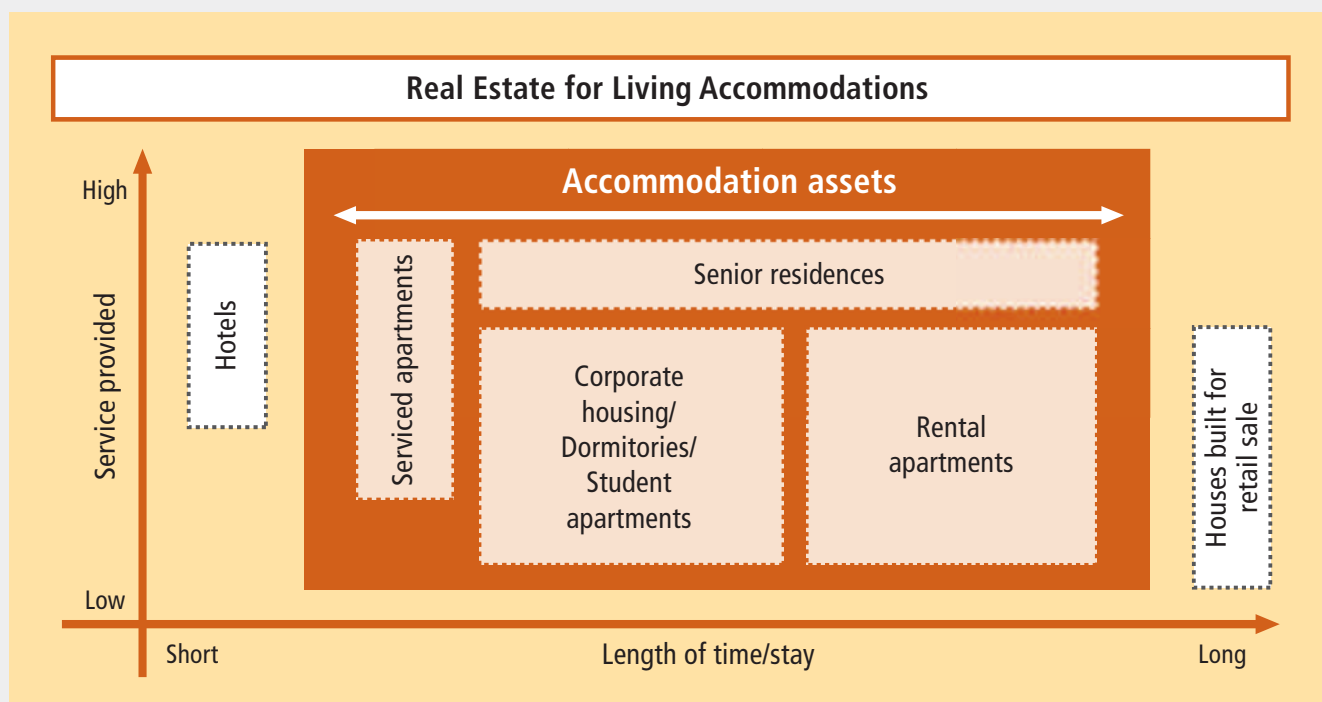
- Full and active use of the Mitsui Fudosan Group's value chain from planning and development to management and operation
- Access to investment opportunities through Mitsui Fudosan's properties and its Group's extensive real estate information network





2. Investment in Accommodation Assets

- Accommodation assets: newly developed residential properties created in response to ongoing social and lifestyle changes
- Objective: to maximize the value of accommodation assets by providing accommodations that satisfy diverse tenant needs



Real estate for living accommodations is classified in relation to two axes, "length of time/stay" and "service provided." Accommodation assets are defined as rental apartments, corporate housing, dormitories/student apartments, serviced apartments and senior residences.

To Our Stakeholders



We will steadily continue strategic expansion with the aim of enhancing value for our unitholders.

During the six months ended February 28, 2013 (the “14th Period”), despite lingering weakness in some sectors, a rally in business conditions became apparent in the Japanese economy due to measures to end deflation and to realize sustainable economic growth implemented following the change in the governing party, in addition to expectations of a gradual pickup in the global economy. Although some weakness remains, a gradual turn toward economic recovery is expected, supported by rising business sentiment against a backdrop of an improved export environment and the effects of economic and monetary policies. However, a downturn in overseas economies continues to pose a risk of downward pressure on the Japanese economy.

In the residential rental market, actual rental rates have largely stopped falling. In addition, the gap in rent decreases at high-rent properties has been contracting. Near-term demand is likely to remain steady in the 23 wards of Tokyo, where nearly 90 percent of NAF’s portfolio is located, and the centers of other major cities. Contributing factors include the continuing influx of people from other regions and growth in the number of households due to an increase in the number of single- and two-person households. On the supply side, the number of residential housing starts is low, and the balance of supply and demand is expected to remain favorable for the time being.

In this environment, NAF acquired an equity interest in an anonymous partnership and two new properties during the 14th Period. Mitsui Fudosan Housing Lease Co., Ltd., the master property management company, and Mitsui Fudosan Accommodations Fund Management Co., Ltd., NAF’s asset management company, also conducted collaborative management and other activities. As a result, the occupancy rate for NAF’s overall portfolio as of February 28, 2013 remained at a high level of 96.4 percent. Distribution per unit was ¥14,890. This report presents the results and operational status of NAF for the 14th Period.

Since the end of the 14th Period, NAF issued new investment units by public offering and third-party allocation in March 2013, and acquired a total of 12 properties with the funds it procured. NAF will continue working to earn the trust of stakeholders and requests their continued support and cooperation.

June 2013

Kosei Murakami
Executive Director of Nippon Accommodations Fund Inc.
President and CEO of Mitsui Fudosan
Accommodations Fund Management Co., Ltd.

Nippon Accommodations Fund Inc. Management Team



From left: Michihiko Takabe, Nobumi Tobari, Kosei Murakami,
Takeo Tomita, Hiroyuki Sodeyama

Nobumi Tobari	Executive Director
Kosei Murakami	Executive Director
Takeo Tomita (Attorney at Law)	Supervisory Director
Michihiko Takabe (Attorney at Law)	Supervisory Director
Hiroyuki Sodeyama (Certified Public Accountant, Certified Public Tax Accountant)	Supervisory Director

Financial Highlights

	14th Period (Actual) (Ended February 28, 2013)	15th Period (Forecast) (Ending August 31, 2013)	16th Period (Forecast) (Ending February 28, 2014)
Total revenues	¥8,082 million	¥8,843 million	¥8,749 million
Operating income	¥3,656 million	¥3,908 million	¥3,945 million
Net income	¥2,899 million	¥3,080 million	¥3,195 million
Total assets	¥245,983 million	—	—
LTV (Loan-to-value) ratio	54.7%	—	—
Distribution per unit (Yen)	¥14,890	¥13,350	¥13,850
Assets under management			
Acquisition price basis	¥242,140 million	¥259,746 million	¥259,746 million
Number of properties	90	102	102

Note: The above forecasts were announced on April 17, 2013.

14th Period Topics

New Acquisitions

Property Name	Acquisition Date	Acquisition Price (Yen in millions)
Park Cube Heiwadai	October 29, 2012	¥ 1,204
Park Cube Meguro Tower	December 14, 2012	9,000
Total		¥10,204

In addition to the acquisitions on the left, NAF acquired an equity interest in an anonymous partnership as well as preferential negotiation rights for two properties in connection with this acquisition.

NAF exercised the negotiation rights and acquired the properties on March 1, 2013.

After acquiring the above properties, NAF changed their names to Park Cube Nihonbashi Suitengu and Park Cube Ginza East.

15th Period Topics

Equity Financing

	Number of Units	Book Equity (Yen in millions)	Payment Date
Prior to issuance	194,711	¥103,235	
Public offering	34,000	21,204	March 1, 2013
Third-party allocation	2,000	1,247	March 26, 2013
Total	36,000	22,451	
After issuance	230,711	¥125,687	

Moving to generate external growth through the acquisition of new properties, NAF issued new investment units through a public offering and a third-party allocation in March 2013.

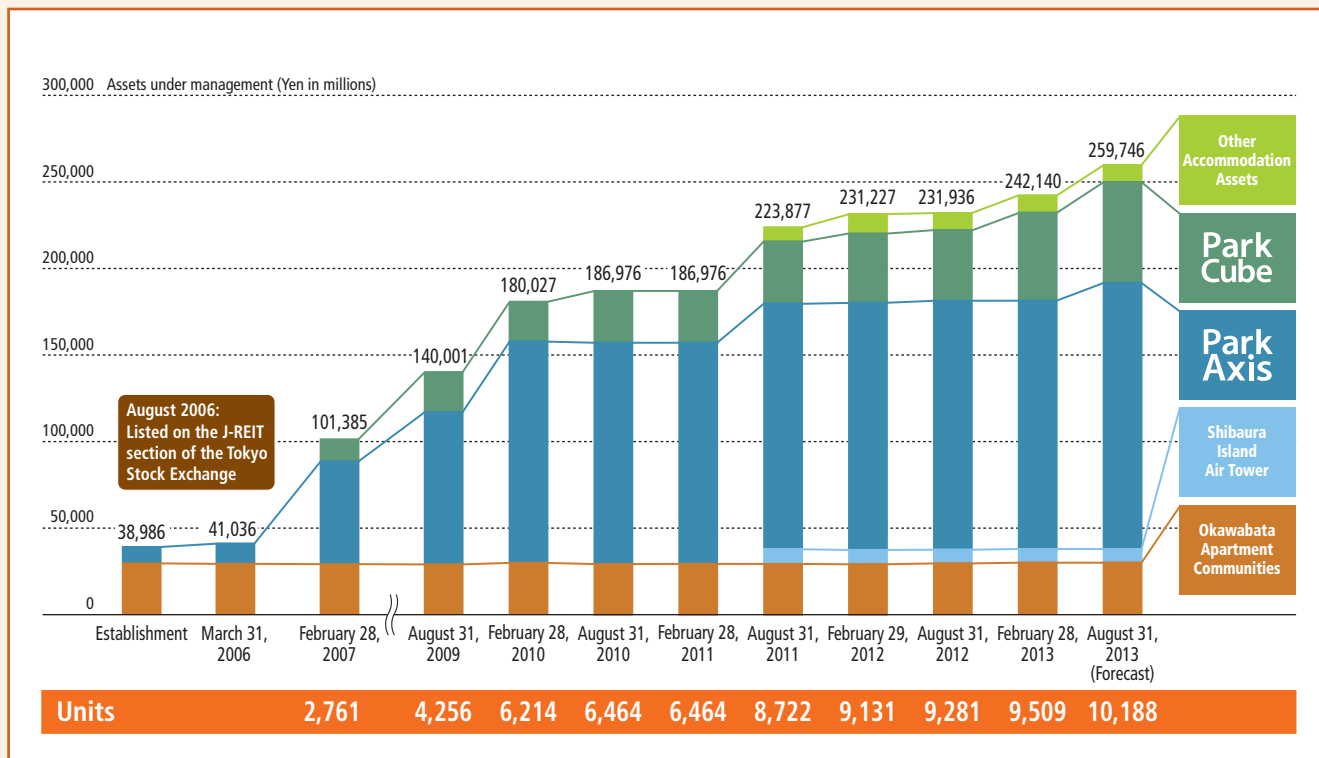
New Acquisitions

Property Name	Acquisition Date	Acquisition Price (Yen in millions)	
Park Cube Nihonbashi Suitengu	March 1, 2013	¥ 2,711	
Park Cube Ginza East		2,269	
Park Cube Kayabacho		1,105	
Park Cube Honjo Azumabashi		1,252	
Park Axis Kiyosumi Shirakawa		696	
Park Axis Asakusabashi Nichome		1,079	
Park Axis Nishi Sugamo		1,439	
Park Axis Ueno		1,389	
Park Axis Akihabara East		1,369	
Park Axis Kayabacho		1,809	
Park Axis Kinshicho Shinsui Koen		April 1, 2013	1,369
Park Axis Yokohama Tanmachi Koen		March 1, 2013	1,119
Total			¥17,606

Portfolio Strategy

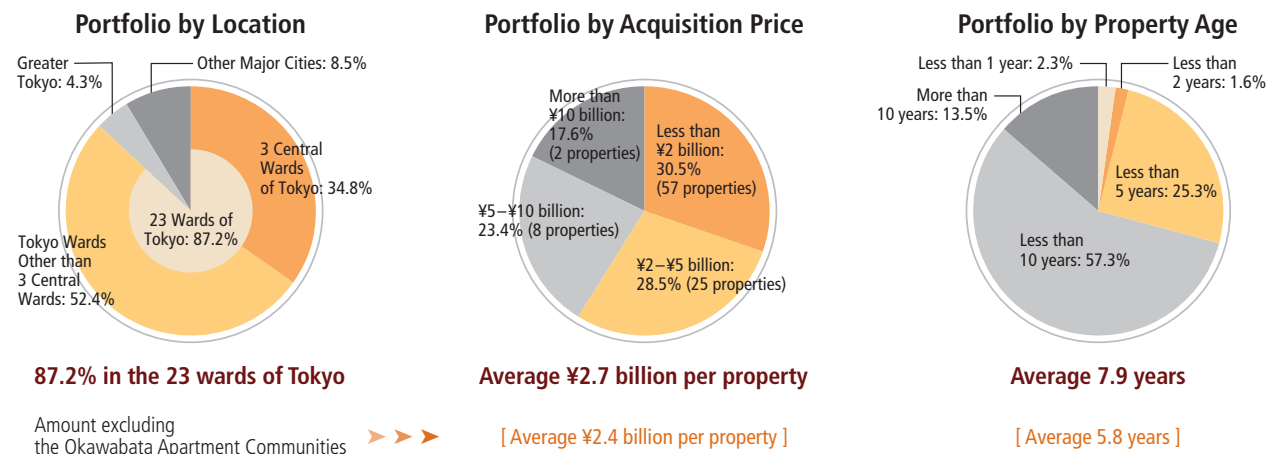
Steady Portfolio Expansion

NAF has steadily expanded its portfolio, primarily by acquiring properties in the Park Axis series. NAF's portfolio as of February 28, 2013, the end of the 14th Period, consisted of 90 properties valued at ¥242,140 million on an acquisition price basis.



A Portfolio Mainly Composed of Large-Scale Properties in the 23 Wards of Tokyo

(Based on assets under management as of April 17, 2013)



Notes: 1. 3 Central Wards of Tokyo includes Chiyoda, Chuo and Minato wards; Greater Tokyo includes Tokyo (other than the 23 wards), Kanagawa, Chiba and Saitama; Other Major Cities includes Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka.
 2. Percentages for Portfolio by Location, Portfolio by Acquisition Price and Portfolio by Property Age are based on acquisition price for rental apartment properties. Average property age has been calculated using a weighted average based on acquisition price.

Portfolio Composition

Rental apartments have a lower earnings fluctuation risk than real estate leased for other uses. By concentrating the majority of its portfolio in the 23 wards of Tokyo where demand for rental apartments is strong, NAF achieves even greater earnings stability.



Note: Portfolio as of April 17, 2013

NAF aims for steady portfolio expansion centered on properties in the high-quality Park Axis series planned and developed by Mitsui Fudosan, complemented with acquisitions of properties that meet NAF's proprietary standards in the Park Cube series constructed by other developers. In addition, NAF focuses investment on single and compact apartments for which it expects high occupancy rates, as well as on large-scale and relatively new properties. Geographically, NAF invests mainly within the 23 wards of Tokyo while also acquiring carefully selected properties in major regional cities.

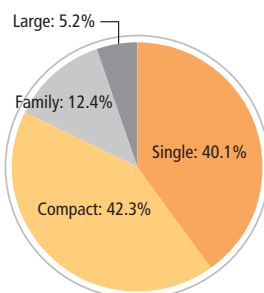
NAF has also begun investing in accommodation assets* other than rental apartments.

*NAF defines accommodation assets as rental apartments, corporate housing, dormitories/student apartments, serviced apartments and senior residences.

A Balanced Mix of Properties Centered on Single and Compact Units

(Based on assets under management as of April 17, 2013)

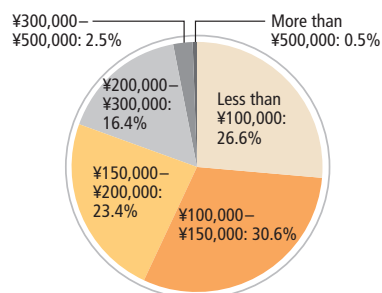
Portfolio by Category



Percentage of single and compact units: 82.4%

[87.1%]

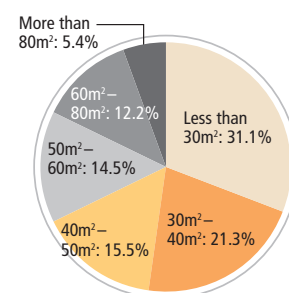
Portfolio by Monthly Rent



Average ¥150 thousand per unit

[Average ¥142 thousand per unit]

Portfolio by Unit Area



Average 43.2m² per unit

[Average 40.8m² per unit]

3. Percentages for Portfolio by Category, Portfolio by Monthly Rent and Portfolio by Unit Area are unit-based, excluding retail units.

4. Rentable units and rentable area for Shibaura Island Air Tower are calculated by multiplying NAF's equity share (31%) by the property's total rentable units (871 residential, 7 retail, etc.) and total rentable area (56,923.63m²) and rounded to the nearest unit and one-hundredth of a square meter, respectively.

Portfolio Summary

(As of April 17, 2013)

No.	Name	Location	Acquisition Price (Note 1) (Yen in millions)	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units	PML (Note 2) (%)
1	Okawabata Apartment Communities	Chuo-ku, Tokyo	29,696	11.4	43,812.41	544	
	River Point Tower						4.5
	Park Side Wings						7.9
	Pier West House						7.0
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	0.7	2,437.66	64	7.6
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	1.2	2,766.62	75	6.8
5	Park Axis Aoyama Kotto Dori	Minato-ku, Tokyo	1,730	0.7	1,537.24	40	7.0
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	0.5	1,891.05	59	7.5
7	Park Axis Shirokanedai	Minato-ku, Tokyo	5,140	2.0	4,704.44	99	8.7
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	1.7	6,078.93	154	6.6
9	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.4	1,383.99	30	6.8
10	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	0.6	2,606.37	52	6.5
11	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	1.5	3,938.14	64	7.4
12	Park Axis Shibuya	Shibuya-ku, Tokyo	1,283	0.5	1,094.28	20	7.9
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,558	2.9	10,025.40	184 residential, 1 retail, etc.	7.6
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	0.8	2,426.45	80	7.1
15	Park Axis Hongo no Mori	Bunkyo-ku, Tokyo	2,910	1.1	3,317.94	86 residential, 1 retail, etc.	8.8
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.1	2,710.69	70	8.2
17	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2,170	0.8	2,054.46	46	9.2
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	3.7	12,025.25	324	7.2
19	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.4	1,621.73	42	6.8
20	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	0.7	2,160.12	60	8.2
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	0.9	3,194.59	95	8.9
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,949	0.8	2,288.46	53	6.8
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	1.0	4,012.68	76	8.8
24	Park Cube Ueno	Taito-ku, Tokyo	2,233	0.9	3,041.61	91	7.5
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,609	0.6	1,886.82	65	8.1
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	0.7	1,884.77	60	8.3
30	Park Axis Shin Itabashi	Itabashi-ku, Tokyo	3,430	1.3	4,395.99	152	7.3 East, 7.5 West
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.5	1,346.07	41	7.4
32	Park Axis Toyochō	Koto-ku, Tokyo	3,950	1.5	5,412.40	140	10.8
33	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	0.7	2,924.75	48 residential, 1 retail, etc.	5.8
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	1.0	3,400.78	78 residential, 1 retail, etc.	8.9
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	5,540	2.1	6,999.83	118	8.1
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	0.8	1,929.10	38	7.4
41	Park Axis Monzen Nakacho	Koto-ku, Tokyo	1,700	0.7	1,886.39	55	10.1
42	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	4,170	1.6	5,317.07	165 residential, 1 retail, etc.	8.1
43	Park Cube Gakugei Daigaku	Meguro-ku, Tokyo	910	0.4	957.88	24	6.8
44	Park Cube Oimachi	Shinagawa-ku, Tokyo	1,440	0.6	1,511.12	65	10.0
46	Park Axis Nishigahara	Kita-ku, Tokyo	840	0.3	1,435.83	46	7.7
47	Park Axis Kinshicho	Sumida-ku, Tokyo	1,448	0.6	2,288.13	65	10.7
48	Park Axis Tatsumi Stage	Koto-ku, Tokyo	7,464	2.9	16,474.06	299 residential, 1 retail, etc.	10.0
51	Park Axis Kameido	Koto-ku, Tokyo	2,359	0.9	3,986.78	118	11.0
52	Park Axis Honancho	Nakano-ku, Tokyo	745	0.3	1,231.08	31	8.0
53	Park Axis Itabashi	Kita-ku, Tokyo	1,448	0.6	2,567.96	64	9.1
54	Park Axis Oshiage	Sumida-ku, Tokyo	1,193	0.5	2,121.29	57 residential, 1 retail, etc.	10.5
55	Park Axis Takadanobaba	Toshima-ku, Tokyo	1,222	0.5	1,463.25	36 residential, 1 retail, etc.	7.9
59	Park Axis Toyosu	Koto-ku, Tokyo	14,300	5.5	25,537.94	401 residential, 2 retail, etc.	7.8
60	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.7	2,416.29	63 residential, 1 retail, etc.	9.1
61	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	987	0.4	2,048.31	66	9.2
62	Park Axis Sumiyoshi	Sumida-ku, Tokyo	1,006	0.4	1,785.72	60	11.4
63	Park Cube Yotsuya Sanhome	Shinjuku-ku, Tokyo	2,749	1.1	3,599.82	130	8.7
64	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	1.6	5,191.86	118 residential, 2 retail, etc.	8.2
68	Park Axis Kamata Ichibankan	Ota-ku, Tokyo	1,069	0.4	1,721.28	63	9.5
70	Park Axis Taito Negishi	Taito-ku, Tokyo	672	0.3	1,283.13	40	10.5
72	Park Axis Komagome	Toshima-ku, Tokyo	1,389	0.5	1,979.51	39 residential, 1 retail, etc.	8.5
74	Park Axis Itabashi Honcho Nibankan	Itabashi-ku, Tokyo	1,859	0.7	3,661.58	99	7.7

Notes: 1. Acquisition Price does not include acquisition-related expenses, property tax (to be capitalized) and consumption tax (not refundable for residential properties).
Amounts are rounded to the nearest million.

2. PML = Probable maximum loss

No.	Name	Location	Acquisition Price (Note 1) (Yen in millions)	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units	PML (Note 2) (%)
75	Shibaura Island Air Tower (Note 4)	Minato-ku, Tokyo	7,905	3.0	17,646.33	270 residential, 2 retail, etc.	
	Air Tower						2.3
	Air Terrace						8.7
84	Park Cube Higashi Shinagawa	Shinagawa-ku, Tokyo	6,060	2.3	10,636.67	201	9.8
86	Park Cube Sasazuka	Shibuya-ku, Tokyo	2,200	0.8	2,416.00	92 residential, 1 retail, etc.	9.5
88	Park Axis Higashi Jujo	Kita-ku, Tokyo	1,700	0.7	2,893.54	70 residential, 1 retail, etc.	6.8
91	Park Cube Heiwadai	Nerima-ku, Tokyo	1,204	0.5	2,656.00	34	6.5
92	Park Cube Meguro Tower	Meguro-ku, Tokyo	9,000	3.5	12,367.62	193 residential, 1 retail, etc.	3.1
93	Park Cube Nihonbashi Suitengu	Chuo-ku, Tokyo	2,711	1.0	4,235.33	77	9.3
94	Park Cube Ginza East	Chuo-ku, Tokyo	2,269	0.9	3,358.63	77	6.9
95	Park Cube Kayabacho	Chuo-ku, Tokyo	1,105	0.4	1,695.06	27 residential, 1 retail, etc.	7.6
96	Park Cube Honjo Azumabashi	Sumida-ku, Tokyo	1,252	0.5	2,241.63	45	9.5
97	Park Axis Kiyosumi Shirakawa	Koto-ku, Tokyo	696	0.3	1,159.84	36	10.8
98	Park Axis Asakusabashi Nichome	Taito-ku, Tokyo	1,079	0.4	1,569.00	48	7.8
99	Park Axis Nishi Sugamo	Kita-ku, Tokyo	1,439	0.6	2,326.32	56	9.6
100	Park Axis Ueno	Taito-ku, Tokyo	1,389	0.5	1,992.29	59	8.5
101	Park Axis Akihabara East	Taito-ku, Tokyo	1,369	0.5	1,890.20	58	9.7
103	Park Axis Kayabacho	Chuo-ku, Tokyo	1,809	0.7	2,355.07	72	9.7
104	Park Axis Kinshicho Shinsui Koen	Sumida-ku, Tokyo	1,369	0.5	2,085.62	60	8.0
Tokyo 23 Wards Total			217,946	83.9	315,302.45	6,727 residential, 20 retail, etc.	
26	Park Cube Keio Hachioji II	Hachioji-shi, Tokyo	1,130	0.4	3,082.32	47 residential, 1 retail, etc.	7.6
40	Park Axis Nishi Funabashi	Funabashi-shi, Chiba	1,020	0.4	2,074.35	55	7.9
66	Park Axis Yokohama Idogaya	Yokohama-shi, Kanagawa	1,419	0.5	2,706.59	99 residential, 1 retail, etc.	11.4
67	Park Axis Chiba Shinmachi	Chiba-shi, Chiba	1,679	0.6	3,318.15	77 residential, 7 retail, etc.	11.1
69	Park Axis Chiba	Chiba-shi, Chiba	970	0.4	2,270.32	91	7.8
85	Park Cube Kita Matsudo	Matsudo-shi, Chiba	1,200	0.5	2,358.66	108 residential, 1 retail, etc.	9.2
87	Park Cube Musashi Kosugi	Kawasaki-shi, Kanagawa	2,250	0.9	3,057.36	136	9.6
102	Park Axis Yokohama Tanmachi Koen	Yokohama-shi, Kanagawa	1,119	0.4	1,682.46	63	9.5
Greater Tokyo Total (Note 3)			10,787	4.2	20,550.21	676 residential, 10 retail, etc.	
27	Park Axis Meieki Minami	Nagoya-shi, Aichi	2,440	0.9	5,565.13	169	4.3
35	Park Axis Marunouchi	Nagoya-shi, Aichi	1,920	0.7	3,821.75	98 residential, 1 retail, etc.	6.1
36	Park Axis Ropponmatsu	Fukuoka-shi, Fukuoka	1,515	0.6	3,473.67	111 residential, 1 retail, etc.	2.2
37	Park Axis Hakataeki Minami	Fukuoka-shi, Fukuoka	1,890	0.7	4,668.29	176 residential, 1 retail, etc.	3.1
45	Park Axis Naka Gofukumachi	Fukuoka-shi, Fukuoka	742	0.3	2,707.88	112	2.8
49	Park Axis Shirakabe	Nagoya-shi, Aichi	1,547	0.6	4,735.89	86	6.1
50	Park Axis Sendai	Sendai-shi, Miyagi	2,320	0.9	8,843.17	204	5.7
56	Park Axis Hakata Minoshima	Fukuoka-shi, Fukuoka	960	0.4	3,461.85	112	2.9
57	Park Axis Takamiya Higashi	Fukuoka-shi, Fukuoka	605	0.2	2,289.21	70	2.3
58	Park Axis Sapporo Shokubutsuen Mae	Sapporo-shi, Hokkaido	1,650	0.6	7,845.01	146	2.4
65	Park Axis Shin Sapporo	Sapporo-shi, Hokkaido	827	0.3	3,729.05	84 residential, 1 retail, etc.	2.5
71	Park Axis Esaka Hiroshibacho	Suita-shi, Osaka	2,369	0.9	4,309.24	130	11.2
73	Park Axis Utsubo Koen	Osaka-shi, Osaka	2,399	0.9	4,952.45	133	13.1
Other Major Cities Total			21,184	8.2	60,402.59	1,631 residential, 4 retail, etc.	
Rental Apartments Total			249,917	96.2	396,255.25	9,034 residential, 34 retail, etc.	
76	Dormy Ashiya	Ashiya-shi, Hyogo	928	0.4	2,826.00	140	10.0
77	Kawaijuku Kyoto Gakushin Ryo	Kyoto-shi, Kyoto	991	0.4	2,785.40	134	5.5
78	Sundai Horikawa Ryo	Kyoto-shi, Kyoto	916	0.4	2,043.32	113	6.9
79	Dormitory Rakuoku	Kyoto-shi, Kyoto	374	0.1	1,035.00	69	6.5
80	Rikkyo University International Dormitory (RUID) Shiki	Shiki-shi, Saitama	1,478	0.6	2,293.20	126	5.4
81	Dormy Naka Itabashi	Itabashi-ku, Tokyo	1,041	0.4	1,911.00	105	7.1
82	Philosophia Nishidai	Itabashi-ku, Tokyo	1,249	0.5	2,184.00	120	8.3
83	Dormy Musashi Kosugi	Kawasaki-shi, Kanagawa	1,152	0.4	1,996.47	111	8.3
89	Artis Sendai Kakyoin	Sendai-shi, Miyagi	540	0.2	1,564.40	60	4.5
90	Artis Sendai Kimachi-dori	Sendai-shi, Miyagi	1,160	0.4	4,063.47	142	5.0
Other Accommodation Assets Total			9,829	3.8	22,702.26	1,120	
Grand Total			259,746	100.0	418,957.51	10,188	3.6 (Portfolio PML)

3. Greater Tokyo includes Tokyo (other than the 23 wards), Kanagawa, Chiba and Saitama.

4. Rentable units and rentable area for Shibaura Island Air Tower are calculated by multiplying NAF's equity share (31%) by the property's total rentable units (871 residential, 7 retail, etc.) and total rentable area (56,923.63m²) and rounded to the nearest unit and one-hundredth of a square meter, respectively.

5. Numbers in blue indicate properties acquired in the 14th Period. Numbers in red indicate properties to be acquired in the 15th Period.

Management's Discussion and Analysis

Summary of Selected Financial Data

	Yen in millions (Except per unit data or where otherwise indicated)			U.S. dollars in thousands (Note 1) (Except per unit data)
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012	14th Period September 1, 2012 to February 28, 2013
Total revenues (Note 2)	¥ 8,082	¥ 8,104	¥ 7,858	\$ 87,364
Rental revenues	7,813	7,666	7,580	84,456
Other revenues related to property leasing	265	352	278	2,865
Gain on sale of investment properties	—	86	—	—
Dividend income	4	—	—	43
Operating expenses	4,427	4,469	4,245	47,854
Income before income taxes	2,900	2,856	2,834	31,348
Net income (a)	2,899	2,855	2,833	31,337
Funds from operations (Note 3)	4,648	4,489	4,532	50,243
Net operating income from property leasing activities (Note 3)	6,223	6,072	6,113	67,268
Total amount of cash distribution (b)	2,899	2,786	2,833	31,337
Depreciation and amortization	1,749	1,720	1,700	18,906
Capital expenditures	278	114	114	3,005
Total assets (c)	245,983	237,854	237,222	2,658,988
Interest-bearing debt	134,500	126,500	126,000	1,453,897
Total net assets (d)	106,205	106,091	106,068	1,148,038
Total number of common units issued (units) (e)	194,711	194,711	194,711	
Net assets per unit (Yen/\$) (d) / (e)	545,447	544,863	544,746	5,896.09
Distribution per unit (Yen/\$) (b) / (e)	14,890	14,306	14,548	160.96
Funds from operations per unit (Yen/\$) (Note 3)	23,870	23,057	23,276	258.03
ROA (Note 4)	1.2%	1.2%	1.2%	
(Annual rate)	(2.4%)	(2.4%)	(2.4%)	
ROE (Note 4)	2.7%	2.7%	2.7%	
(Annual rate)	(5.5%)	(5.3%)	(5.4%)	
LTV (Loan-to-value) ratio (Note 3)	54.7%	53.2%	53.1%	
Capital ratio (d) / (c)	43.2%	44.6%	44.7%	
Payout ratio (b) / (a) (Note 5)	100.0%	97.6%	100.0%	
Number of days in period	181	184	182	
Number of investment properties (Note 6)	90	88	87	
Total rentable area (m ²)	392,366	377,342	374,529	
Average occupancy rate at end of period (Note 6)	96.4%	95.8%	96.2%	

Notes: 1. U.S. dollar amounts are translated from yen, for convenience only, at the rate of ¥92.51 = U.S.\$1.00, the approximate exchange rate on February 28, 2013.

2. "Total revenues" do not include consumption tax.

3. Funds from operations: Net income + Depreciation and amortization – Gain on sale of investment properties

Net operating income from property leasing activities: (Revenues from property leasing – Rental expenses) + Depreciation and amortization

Funds from operations per unit: (Net income + Depreciation and amortization – Gain on sale of investment properties) ÷ Total number of units issued and outstanding at end of period

LTV ratio: Interest-bearing debt ÷ Total assets

4. ROA: Income before income taxes ÷ ((Initial total assets + Total assets at end of period) ÷ 2)

ROE: Net income ÷ ((Initial net assets + Net assets at end of period) ÷ 2)

The figures in parentheses are annualized based on the number of actual days in each period.

Annual equivalent amounts for the period ended February 28, 2013: Amount for the period ÷ Actual days in the period (181) x 365 days

Annual equivalent amounts for the period ended August 31, 2012: Amount for the period ÷ Actual days in the period (184) x 365 days

Annual equivalent amounts for the period ended February 29, 2012: Amount for the period ÷ Actual days in the period (182) x 365 days

Net assets and total assets used in calculating ROA and ROE are the respective beginning-of-period and period-end averages.

5. "Payout ratio" is calculated to one decimal place only.

6. "Number of investment properties" means properties generally perceived to be one residential building.

"Average occupancy rate at end of period" is the ratio of gross leased area to total rentable area at the end of the period.

Overview

Investment Environment and Operating Performance

During the six months ended February 28, 2013 (the "14th Period"), despite lingering weakness in some sectors, a rally in business conditions became apparent in the Japanese economy due to measures to end deflation and to realize sustainable economic growth implemented following the change in the governing party, in addition to expectations of a gradual pickup in the global economy. Although some weakness remains, a gradual turn toward economic recovery is expected, supported by rising business sentiment against a backdrop of an improved export environment and the effects of economic and monetary policies. However, a downturn in overseas economies continues to pose a risk of downward pressure on the Japanese economy.

In the residential rental market, actual rental rates have largely stopped falling. In addition, the gap in rent decreases at high-rent properties has been contracting. Near-term demand is likely to remain steady in the 23 wards of Tokyo, where nearly 90 percent of NAF's portfolio is located, and the centers of other major cities. Contributing factors include the continuing influx of people from other regions and growth in the number of households due to an increase in single- and two-person households. On the supply side, the number of construction starts for rental apartments is low, and the balance of supply and demand is expected to remain favorable for the time being.

In the real estate investment and trading market, property acquisitions by private funds and J-REITs are increasing, with continued recovery expected in real estate transactions.

During the 14th Period, NAF acquired an equity interest in an anonymous partnership in September 2012 (acquisition price: ¥150 million), one property in October 2012 (acquisition price: ¥1,204 million) and one property in December 2012 (acquisition price: ¥9,000 million). As a result, NAF's assets as of February 28, 2013 consisted of 90 properties valued at ¥242,140 million on an acquisition price basis and an equity interest in an anonymous partnership valued at ¥150 million.

For "Rental Apartments" in NAF's portfolio, Mitsui Fudosan Housing Lease Co., Ltd., the master property management company (hereinafter "Master PM"), and Mitsui Fudosan Accommodations Fund Management Co., Ltd., NAF's asset management company, collaborate with the aim of implementing effective management and operations in accordance with regional characteristics and the individual features of each property. Activities include speedy management and operations by the Master PM applying the portfolio management system, tenant recruiting activities suited to the circumstances of individual properties, streamlining of management cost reduction efforts, interior renovations at Okawabata Apartment Communities, which is one of NAF's core properties, and provision of tenant services that meet various needs in accordance with the results of resident questionnaires. As a result of these activities, the occupancy rate for NAF's overall portfolio as of February 28, 2013 remained at a high level of 96.4 percent.

As a result of the above, for the 14th Period, NAF recorded total revenues of ¥8,082 million, operating income of ¥3,655 million, income before income taxes of ¥2,900 million and net income of ¥2,899 million.

Changes in Assets, Liabilities and Net Assets

Total assets as of February 28, 2013 increased by ¥8,128 million from August 31, 2012 to ¥245,983 million. Total current assets decreased by ¥1,408 million to ¥5,794 million and total investment properties net of accumulated depreciation increased by ¥9,393 million compared with August 31, 2012 to ¥239,425 million due to NAF's acquisition of two new properties during the 14th Period, in addition to normal depreciation.

During the 14th Period NAF borrowed ¥9,000 million as funds for the acquisition of new properties, among other purposes. Also, while taking into account market trends and interest rate levels, NAF refinanced its existing loans. In addition, NAF repaid ¥1,000 million of its short-term loans with cash reserves. As a result, total interest-bearing debt as of February 28, 2013 increased ¥8,000 million from August 31, 2012 to ¥134,500 million. The ratio of long-term debt to total interest-bearing debt was 90.0 percent, compared with 94.1 percent as of August 31, 2012. Excluding long-term loans due within one year, the ratio was 75.8 percent. The loan-to-value ratio, calculated as interest-bearing debt divided by total assets at the end of the period, was 54.7 percent, compared with 53.2 percent as of August 31, 2012.

Net assets totaled ¥106,205 million as of February 28, 2013. Unitholders' capital was unchanged at ¥103,235 million, and retained earnings increased to ¥2,970 million from ¥2,856 million as of August 31, 2012.

Distributions to Unitholders

NAF determines the amount of cash distributions such that they exceed 90 percent of NAF's retained earnings available for dividends as set forth in Article 67-15 of the Act on Special Measures Concerning Taxation. For the 14th Period, cash distributions totaled ¥2,899,246,790, or ¥14,890 per unit.

	Yen in thousands, except per unit amounts		
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Retained earnings	¥2,899,342	¥2,855,580	¥2,832,747
Reserve for reduction entry	—	70,000	—
Undistributed earnings	95	45	92
Total cash distribution	2,899,247	2,785,536	2,832,656
(Per unit)	14,890	14,306	14,548
Distribution of retained earnings	2,899,247	2,785,536	2,832,656
(Per unit)	14,890	14,306	14,548
Cash distribution in excess of retained earnings	—	—	—
(Per unit)	—	—	—

Note: The above cash distributions were paid after the close of the period.

Funding

Balance of Paid-in Capital

NAF was established on October 12, 2005 with initial paid-in capital of ¥100 million. NAF began investing activities on November 29, 2005 after ¥21,140 million was raised through private placement. As of February 28, 2013, NAF had issued 194,711 investment units out of 2,000,000 total authorized units. NAF's investment units were listed on the J-REIT section of the Tokyo Stock Exchange in August 2006 upon the completion of a public offering. As the Investment Trust and Investment Corporation Act of Japan does not contain any provision for the issue of more than one class of units, NAF's investment units comprise the sole class of units authorized and issued by NAF.

Issue date	Remarks	Units outstanding		Paid-in capital		Notes
		Increase	Balance	Increase	Balance	
		(Units)		(Yen in millions)		
October 12, 2005	Initial capital (private)	200	200	¥ 100	¥ 100	Note 1
November 29, 2005	Private placement	42,280	42,480	21,140	21,240	Note 2
August 3, 2006	Public offering	67,200	109,680	37,612	58,852	Note 3
September 4, 2006	Third party allocation	3,800	113,480	2,127	60,979	Note 4
November 4, 2009	Public offering	42,000	155,480	19,795	80,774	Note 5
December 1, 2009	Third party allocation	698	156,178	329	81,103	Note 6
March 1, 2011	Public offering	37,500	193,678	21,539	102,642	Note 7
March 28, 2011	Third party allocation	1,033	194,711	593	103,235	Note 8

Notes: 1. NAF was established with initial capital of ¥500,000 per unit.

2. Follow-on private offering at ¥500,000 per unit to raise funds for acquisition of investment properties.

3. Public offering of new units for ¥580,000 per unit (excluding underwriting fee: ¥559,700) to fund property acquisition.

4. Additional issue of new units (third party allocation) for ¥559,700 per unit undertaken pursuant to the public offering in Note 3.

5. Public offering of new units for ¥487,910 per unit (excluding underwriting fee: ¥471,311) to fund property acquisition.

6. Additional issue of new units (third party allocation) for ¥471,311 per unit undertaken pursuant to the public offering in Note 5.

7. Public offering of new units for ¥593,872 per unit (excluding underwriting fee: ¥574,380) to fund property acquisition.

8. Additional issue of new units (third party allocation) for ¥574,380 per unit undertaken pursuant to the public offering in Note 7.

Market Price of Units

High/Low (closing price) of units on the Tokyo Stock Exchange:

	14th Period September 1, 2012 to February 28, 2013 (Yen)	13th Period March 1, 2012 to August 31, 2012 (Yen)	12th Period September 1, 2011 to February 29, 2012 (Yen)	11th Period March 1, 2011 to August 31, 2011 (Yen)	10th Period September 1, 2010 to February 28, 2011 (Yen)
High	¥699,000	¥554,000	¥590,000	¥619,000	¥639,000
Low	524,000	488,500	477,000	533,000	464,500

Borrowings

Borrowings by financial institution as of February 28, 2013 are shown below.

Short-term loans

Lender	Balance (Yen in millions)	Interest rate (Note 1)	Date of maturity (Note 2)	Repayment method	Use of funds	Notes
Sumitomo Mitsui Banking Corporation	¥ 1,000	0.3%	March 25, 2013	Bullet payment	(Note 3)	Unsecured /unguaranteed /pari passu (Note 4)
Sumitomo Mitsui Trust Bank, Limited	1,500	0.3% (Note 5)	March 29, 2013			
The Hachijuni Bank, Ltd.	1,000	0.4%	March 11, 2013			
Mitsubishi UFJ Trust and Banking Corporation	7,000	0.3%	March 1, 2013			
The 77 Bank, Ltd.	1,000	0.4%	March 15, 2013			
Mizuho Corporate Bank, Ltd.	1,000	0.3%	March 29, 2013			
The Bank of Fukuoka, Ltd.	1,000	0.3%	March 15, 2013			
Total short-term loans	¥13,500					

Long-term loans (Note 7)

Lender	Balance (Yen in millions)	Interest rate (Note 1)	Date of maturity	Repayment method	Use of funds	Notes
Sumitomo Mitsui Banking Corporation	¥ 2,000	1.6%	November 29, 2013	Bullet payment	(Note 3)	Unsecured /unguaranteed /pari passu (Note 4)
	4,000	1.7%	May 30, 2014			
	5,000	0.7% (Note 5)	November 30, 2015			
	5,000	1.2%	August 13, 2018			
	5,500	0.9%	February 28, 2020			
Sumitomo Mitsui Trust Bank, Limited	2,000	1.6%	November 29, 2013			
	2,000	1.7%	May 30, 2014			
	3,000	0.7% (Note 5)	November 30, 2015			
	3,500	1.0%	August 14, 2017			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.6%	March 5, 2015			
Nippon Life Insurance Company	2,000	1.3%	February 28, 2017			
	1,000	1.5%	February 28, 2018			
Development Bank of Japan Inc.	3,000	2.2%	April 11, 2013			
	5,000	2.1%	August 6, 2013			
	5,000	1.2%	October 18, 2017			
	2,000	1.0%	December 21, 2018			
	3,000	1.0%	April 11, 2019			
The Hachijuni Bank, Ltd.	1,000	1.5%	May 31, 2013			
	1,000	1.2%	April 11, 2014			
	1,000	0.5%	September 14, 2017			
Mizuho Corporate Bank, Ltd.	2,000	1.6%	November 29, 2013			
	1,000	1.5%	April 19, 2018			
	2,000	0.8%	October 12, 2016			
	3,000	0.9%	October 31, 2017			
	2,000	0.7%	June 15, 2020			
The Chugoku Bank, Limited	2,000	1.0%	April 1, 2016			
	2,000	1.0%	April 20, 2015			
Shinsei Bank, Limited	1,000	1.0%	April 20, 2015			
Shinkin Central Bank	3,000	1.6%	November 29, 2013			
	1,500	0.9%	April 1, 2015			
	3,000	0.6%	October 12, 2018			
The Bank of Fukuoka, Ltd.	1,000	1.4%	July 8, 2013			
	2,000	0.9%	February 20, 2017			
	2,000	0.6%	April 27, 2018			
Mitsubishi UFJ Trust and Banking Corporation	3,000	1.7%	May 30, 2014			
	3,000	1.2%	April 25, 2017			
	6,000	0.5% (Note 6)	September 3, 2018			
The Norinchukin Bank	1,500	0.9%	April 1, 2015			
Resona Bank, Limited	2,000	1.2%	April 3, 2017			
	3,000	0.6%	December 16, 2019			
Total long-term loans	¥104,000					
Total borrowings	¥117,500					

Notes: 1. "Interest rate" is presented by loan from each lending institution and is rounded to the nearest tenth. The weighted average interest rate is presented for the outstanding balance of short-term borrowings if the institution has provided more than one short-term loan.

2. The earliest maturity of short-term borrowings is presented if the institution has provided more than one short-term loan.

3. Use of the proceeds of debt financing included purchase of property or real estate trust beneficiary interests, refinancing of other borrowings, and operating expenses.

4. The loan agreements between NAF and each financial institution stipulate that the above borrowings from all financial institutions rank pari passu to each other.

5. From February 28, 2013 to March 28, 2013.

6. From February 1, 2013 to February 28, 2013.

7. The expected annual maturities of long-term borrowings within five years (excluding maturities within one year) of the balance sheet date are as follows.

(Yen in millions)

	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years
Amount	¥10,000	¥16,000	¥8,000	¥18,500

Bonds

Issue	Issue date	Balance as of February 28, 2013 (Yen in millions)	Coupon	Maturity date	Redemption	Use of proceeds	Notes
No. 1 unsecured bonds	November 15, 2007	¥10,000	1.7%	November 14, 2014	Bullet payment	(Note 1)	(Note 2)
No. 2 unsecured bonds	July 30, 2010	7,000	1.2%	July 29, 2016			
Total		¥17,000					

Notes: 1. Use of proceeds includes repayment of borrowings.

2. These bonds are only issued to rank pari passu with other bonds issued.

Capital Expenditures

1. Planned

NAF is planning the following capital expenditures for the renovation of its properties. The amounts below include repairs and maintenance costs that will be expensed as incurred. Moreover, in addition to a steady program of expenditures for construction, repair and renovation of facilities, a program of renewal construction is being implemented in order to increase competitive power in the market as well as to increase the level of tenant satisfaction.

Name of property	Objective	Estimated duration	Estimated amounts		
			Total amounts	Payment for the current period (September 1, 2012 to February 28, 2013)	Cumulative amount paid
(Yen in millions)					
Okawabata Apartment Communities, Other Properties	Renovation of common use areas, etc.	From March 2013 to August 2013	¥66	—	—
	Renewal of common use area equipment, etc.	From March 2013 to August 2013	59	¥14	—
Park Axis Ochanomizu Stage	Installation of solar power generation system equipment	From April 2013 to April 2013	18	—	—

2. Capital Expenditures for the Current Period

The following table sets forth the capital expenditures for the current period. NAF posted ¥278 million in capital expenditures together with ¥259 million for repairs and maintenance expenses.

Name of property	Objective	Period	Expenditure (Yen in millions)
Okawabata Apartment Communities	Replacement of electronic locks for units, etc.	From February 2012 to October 2012	¥159
	Renovation of rentable areas, etc.	From September 2012 to February 2013	92
Park Axis Toyosu, Other Properties	Renovation of common use areas, etc.	From September 2012 to February 2013	6
Okawabata Apartment Communities, Other Properties	Renewal of common use area equipment, etc., other construction	From September 2012 to February 2013	22
Total			¥278

3. Cash Reserve for Capital Improvements

NAF accumulates a cash reserve from cash flows to prepare for large-scale mid-term to long-term capital improvements and repairs and maintenance that will be conducted in accordance with NAF's business plan for each property.

	Yen in millions		
	As of February 28, 2013	As of August 31, 2012	As of February 29, 2012
Reserve balance at the beginning of the period	¥1,245	¥ 965	¥919
Amount accumulated in the current period	242	454	165
Withdrawal from reserves in the current period	259	174	118
Amount carried forward	¥1,228	¥1,245	¥965

Expenses regarding Entrustment, etc.

The following table sets forth the breakdown of entrustment fees, etc. paid by NAF.

	Yen in millions		
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Asset management fees	¥578	¥583	¥563
Asset custody fees	11	12	11
Agent fees (stock transfer, accounting and administrative)	29	28	28
Directors' remuneration	10	10	10
Auditor's fees	13	13	12
Other expenses	182	159	177
Total	¥822	¥804	¥801

Related Party Transactions

(1) Transactions

None applicable

(2) Fees Paid for the Period from September 1, 2012 to February 28, 2013

Category	Total fees paid (A) (Yen in millions)	Description of transactions with related parties (Note 1)		B/A (Note 2)
		Paid to	Amount of payment (B) (Yen in millions)	
Property management fees	¥520	Mitsui Fudosan Housing Lease Co., Ltd.	¥520	100.0%
Building management fees	305	Mitsui Fudosan Housing Lease Co., Ltd.	305	100.0%
Operation management fees	5	Mitsui Fudosan Investment Advisors, Inc.	5	100.0%
Leasing related service fees	141	RESIDENT FIRST CO., LTD.	26	18.4%
		MITSUI HOME ESTATE CO., LTD.	1	1.0%
		Mitsui Fudosan Realty Co., Ltd.	1	0.7%
		Mitsui Fudosan Realty Tohoku Co., Ltd.	1	0.4%
		Mitsui Fudosan Realty Sapporo Co., Ltd.	0	0.1%

(3) Other Payments to Related Parties (Note 1)

Paid to	Amount of payment (Yen in millions)	Item
Mitsui Fudosan Reform Co., Ltd.	¥25	Repair and maintenance costs
Accommodation First Co., Ltd.	12	Repair and maintenance costs

Notes: 1. "Related parties" means parties defined in the government ordinance regarding the Investment Trust and Investment Corporation Act of Japan, principally, parties related to an asset management company.

2. Figures indicate percentages of total price.

Financial Statements

Balance Sheets

Nippon Accommodations Fund Inc.
As of February 28, 2013 and August 31, 2012

	Yen in millions		U.S. dollars in thousands (Note 1)
	14th Period As of February 28, 2013	13th Period As of August 31, 2012	14th Period As of February 28, 2013
Assets			
Current assets:			
Cash and cash equivalents	¥ 4,596	¥ 6,160	\$ 49,681
Rent receivables	1,090	1,012	11,783
Consumption tax receivables and other current assets	108	30	1,167
Total current assets	5,794	7,202	62,631
Investment properties (Note 3):			
Land including trust accounts	144,867	138,138	1,565,960
Depreciable property and improvements including trust accounts	109,510	105,097	1,183,764
Accumulated depreciation	(14,952)	(13,204)	(161,626)
Total investment properties	239,425	230,031	2,588,099
Other assets	764	621	8,259
Total Assets	¥245,983	¥237,854	\$2,658,988
Liabilities and Net Assets			
Liabilities			
Current liabilities:			
Short-term loans (Note 4)	¥ 13,500	¥ 7,500	\$ 145,930
Long-term loans due within one year (Note 4)	19,000	19,000	205,383
Accounts payable	699	816	7,556
Rent received in advance	1,324	1,275	14,312
Accrued expenses and other liabilities	326	390	3,524
Total current liabilities	34,849	28,981	376,705
Long-term liabilities:			
Long-term loans (Note 4)	85,000	83,000	918,820
Bonds (Note 4)	17,000	17,000	183,764
Tenant security deposits	2,929	2,782	31,661
Total long-term liabilities	104,929	102,782	1,134,245
Total Liabilities	¥139,778	¥131,763	\$1,510,950
Net Assets			
Unitholders' capital (Note 5)	¥103,235	¥103,235	\$1,115,933
Retained earnings	2,970	2,856	32,105
Total Net Assets	¥106,205	¥106,091	\$1,148,038
Total Liabilities and Net Assets	¥245,983	¥237,854	\$2,658,988

The accompanying notes to financial statements are an integral part of these statements.

Statements of Income

Nippon Accommodations Fund Inc.

September 1, 2012 to February 28, 2013, March 1, 2012 to August 31, 2012 and September 1, 2011 to February 29, 2012

	Yen in millions			U.S. dollars in thousands (Note 1)
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012	14th Period September 1, 2012 to February 28, 2013
Revenues (Notes 6 and 7):				
Rental	¥7,813	¥7,666	¥7,580	\$84,456
Other revenues related to property leasing	265	352	278	2,865
Gain on sale of investment properties	—	86	—	—
Dividend income	4	—	—	43
Total revenues	8,082	8,104	7,858	87,364
Operating Expenses (Note 6):				
Property management fees	852	875	849	9,210
Real estate taxes and insurance	392	393	292	4,237
Repairs and maintenance	259	311	267	2,800
Other rental expenses	353	366	336	3,816
Depreciation and amortization	1,749	1,720	1,700	18,906
Asset management fees	578	583	563	6,248
Other expenses	244	221	238	2,638
Total operating expenses	4,427	4,469	4,245	47,854
Operating Income	3,655	3,635	3,613	39,509
Interest and other income	4	13	7	43
Interest expense	(750)	(783)	(777)	(8,107)
Other expenses	(9)	(9)	(9)	(97)
Income before Income Taxes	2,900	2,856	2,834	31,348
Current and deferred income taxes (Note 9)	1	1	1	11
Net Income	¥2,899	¥2,855	¥2,833	\$31,337

The accompanying notes to financial statements are an integral part of these statements.

Statements of Changes in Net Assets

Nippon Accommodations Fund Inc.

For the period from September 1, 2011 to February 28, 2013

	Number of Units	Yen in millions		
		Unitholders' Capital	Retained Earnings	Total
Balance as of September 1, 2011	194,711	¥103,235	¥ 2,630	¥105,865
Cash distribution declared	—	—	(2,630)	(2,630)
Net income	—	—	2,833	2,833
Balance as of February 29, 2012	194,711	103,235	2,833	106,068
Cash distribution declared	—	—	(2,833)	(2,833)
Net income	—	—	2,855	2,855
Balance as of August 31, 2012	194,711	103,235	2,856	106,091
Cash distribution declared	—	—	(2,786)	(2,786)
Net income	—	—	2,899	2,899
Balance as of February 28, 2013	194,711	¥103,235	¥ 2,970	¥106,205

	Number of Units	U.S. dollars in thousands (Note 1)		
		Unitholders' Capital	Retained Earnings	Total
Balance as of September 1, 2011	194,711	\$1,115,933	\$ 28,429	\$1,144,363
Cash distribution declared	—	—	(28,429)	(28,429)
Net income	—	—	30,624	30,624
Balance as of February 29, 2012	194,711	1,115,933	30,624	1,146,557
Cash distribution declared	—	—	(30,624)	(30,624)
Net income	—	—	30,862	30,862
Balance as of August 31, 2012	194,711	1,115,933	30,872	1,146,806
Cash distribution declared	—	—	(30,116)	(30,116)
Net income	—	—	31,337	31,337
Balance as of February 28, 2013	194,711	\$1,115,933	\$ 32,105	\$1,148,038

The accompanying notes to financial statements are an integral part of these statements.

Statements of Cash Flows

Nippon Accommodations Fund Inc.

September 1, 2012 to February 28, 2013, March 1, 2012 to August 31, 2012 and September 1, 2011 to February 29, 2012

	Yen in millions			U.S. dollars in thousands (Note 1)
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012	14th Period September 1, 2012 to February 28, 2013
Cash Flows from Operating Activities:				
Income before income taxes	¥ 2,900	¥ 2,856	¥ 2,834	\$ 31,348
Depreciation and amortization	1,749	1,720	1,700	18,906
Amortization of bond issue costs	7	7	7	76
Interest expense	750	783	777	8,107
(Increase) Decrease in rent receivables	(78)	39	(91)	(843)
Increase (Decrease) in accounts payable	(118)	119	(198)	(1,276)
Increase (Decrease) in rents received in advance	49	(4)	60	530
Decrease in investment properties due to sale	—	932	—	—
Cash payments of interest expense	(787)	(784)	(778)	(8,507)
(Increase) Decrease in consumption tax refund receivable	(16)	—	68	(173)
Other, net	(88)	(63)	25	(951)
Net Cash Provided by Operating Activities	4,368	5,605	4,404	47,217
Cash Flows from Investing Activities:				
Payments for purchases of investment properties	(11,142)	(2,042)	(7,903)	(120,441)
Proceeds from security deposits paid to lessors	—	11	—	—
Proceeds from tenant security deposits	388	310	345	4,194
Payments for tenant security deposits	(241)	(333)	(245)	(2,605)
Other, net	(152)	(11)	(3)	(1,643)
Net Cash Used in Investing Activities	(11,147)	(2,065)	(7,806)	(120,495)
Cash Flows from Financing Activities:				
Proceeds from short-term loans	46,000	35,500	31,500	497,244
Repayment of short-term loans	(40,000)	(35,000)	(36,000)	(432,386)
Proceeds from long-term loans	11,000	8,500	13,000	118,906
Repayment of long-term loans	(9,000)	(8,500)	(2,000)	(97,287)
Payment of distribution	(2,785)	(2,832)	(2,629)	(30,105)
Net Cash Provided by (Used in) Financing Activities	5,215	(2,332)	3,871	56,372
Net Change in Cash and Cash Equivalents	(1,564)	1,208	469	(16,906)
Cash and Cash Equivalents at the Beginning of the Period	6,160	4,952	4,483	66,587
Cash and Cash Equivalents at the End of the Period	¥ 4,596	¥ 6,160	¥ 4,952	\$ 49,681

The accompanying notes to financial statements are an integral part of these statements.

Notes to Financial Statements

Nippon Accommodations Fund Inc.

September 1, 2012 to February 28, 2013, March 1, 2012 to August 31, 2012 and September 1, 2011 to February 29, 2012

Note 1 Organization and Basis of Presentation

Organization

Nippon Accommodations Fund Inc. (hereinafter "NAF") was established on October 12, 2005 as an investment corporation under the Investment Trust and Investment Corporation Act of Japan with Mitsui Fudosan Accommodations Fund Management Co., Ltd. (hereinafter "MFAFM") acting as a sponsor. Registration with the Kanto Local Finance Bureau of the Ministry of Finance was completed on November 11, 2005 and NAF started acquisition of properties on November 30, 2005.

NAF is an externally managed real estate fund, formed as an investment corporation. MFAFM, as NAF's asset management company, is engaged in acquiring, managing, leasing, and renovating accommodation assets. MFAFM is a 100% subsidiary of Mitsui Fudosan Co., Ltd.

On August 3, 2006, NAF had raised approximately ¥40,000 million through an initial public offering of investment units. Those investment units are listed on the J-REIT section of the Tokyo Stock Exchange.

As of February 28, 2013, NAF had ownership or beneficiary interests in 90 properties containing approximately 392,366 square meters of rentable space. As of February 28, 2013, NAF had leased approximately 378,122 square meters to tenants. The occupancy rate for the properties was approximately 96.4%.

Basis of Presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Investment Trust and Investment Corporation Act of Japan and the Financial Instruments and Exchange Law of Japan and its related accounting regulations, and in conformity with accounting principles generally accepted in Japan (hereinafter "Japanese GAAP"), which are different in certain respects as to application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements have been restructured and translated into English from the financial statements of NAF prepared in accordance with Japanese GAAP and filed with the appropriate Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Law. Some supplementary information included in the statutory Japanese language financial statements, but not required for fair presentation, is not presented in the accompanying financial statements. NAF does not prepare consolidated financial statements, as NAF has no subsidiaries.

The translation of the Japanese yen amounts into U.S. dollars is included solely for the convenience of readers outside Japan, using the approximate exchange rate on February 28, 2013, which was ¥92.51 to U.S. \$1. The convenience translation should not be construed as representation that the Japanese yen amounts have been, or could in future be, converted into U.S. dollars at this or any other rate of exchange.

Note 2 Summary of Significant Accounting Policies

Cash and Cash Equivalents

NAF considers all highly liquid investments with original maturity of three months or less to be cash and cash equivalents.

Investment Properties

Investment properties are recorded at cost, which includes the allocated purchase price and related costs and expenses for acquisition of the properties and the beneficiary interests of properties in trust. Property and equipment balances are depreciated using the straight-line method over the estimated useful lives. The estimated useful lives of the principal investment properties (including assets held in trust) are as follows:

Buildings and improvements	2-63 years
Structures	3-60 years
Machinery and equipment	5-45 years
Tools, furniture and fixtures	2-15 years

Costs related to the renovation, construction and improvement of properties are capitalized. Expenditures for repairs and maintenance which do not add to the value or prolong the useful life of a property, are expensed as incurred.

Deferred Assets

Bond issue costs are amortized over the period of the bonds under the straight-line method.

Income Taxes

Income taxes are accounted for on the basis of income for financial statement purposes. The tax effect of temporary differences between the amounts of assets and liabilities for financial statements and for income tax purposes is recognized as deferred taxes.

Real Estate Taxes

Properties are subject to taxes including property tax, city planning tax and depreciable asset tax. Taxes for each fiscal period are charged to income on an accrual basis.

The owner of properties is registered in a record maintained by the local government in each jurisdiction, and the taxes are imposed on the owner registered in the record, as of January 1, based on the assessment made by the local government.

Even when a property is purchased on a date other than January 1 of any given calendar year, these taxes for that year are imposed on the seller. The buyer pays the seller the corresponding tax amounts for the period from the property's transfer date to December 31 of that year as part of the purchase prices of each property, and capitalizes these amounts as the cost of the property. Those taxes capitalized by NAF for the periods ended February 28, 2013 and August 31, 2012 amounted to ¥2 million and ¥11 million, respectively.

Accounting Treatment of Beneficiary Interests in Trust Assets including Real Estate

For trust beneficiary interests in real estate, all assets and liabilities associated with assets in trust as well as all income generated and expenses incurred from assets in trust are recorded in the relevant balance sheet and income statement accounts.

Note 3 Schedule of Investment Properties

Investment properties as of February 28, 2013 and August 31, 2012 consisted of the following:

	Yen in millions					
	As of February 28, 2013			As of August 31, 2012		
	Acquisition costs	Accumulated depreciation	Book value	Acquisition costs	Accumulated depreciation	Book value
Land	¥ 94,652	¥ —	¥ 94,652	¥ 88,537	¥ —	¥ 88,537
Land in trust	50,214	—	50,214	49,602	—	49,602
Land including trust total	144,867	—	144,867	138,138	—	138,138
Buildings and improvements	71,858	(8,358)	63,500	68,503	(7,306)	61,197
Buildings and improvements in trust	31,688	(4,505)	27,183	30,773	(4,046)	26,727
Buildings and improvements including those in trust total	103,546	(12,863)	90,683	99,276	(11,352)	87,924
Structures	1,421	(369)	1,052	1,376	(325)	1,051
Machinery and equipment	1,644	(506)	1,138	1,573	(432)	1,140
Tools, furniture and fixtures	935	(587)	348	914	(528)	386
Structures in trust	1,078	(218)	860	1,064	(200)	864
Machinery and equipment in trust	518	(159)	359	497	(128)	369
Tools, furniture and fixtures in trust	345	(250)	96	339	(237)	101
Construction in process in trust	23	—	23	59	—	59
Other investment properties total	5,964	(2,089)	3,875	5,822	(1,852)	3,970
Total	¥254,377	¥(14,952)	¥239,425	¥243,235	¥(13,204)	¥230,032

Note 4 Short-Term Loans and Long-Term Debt

Short-term loans consist of short-term borrowings under loan agreements. The annual interest rate on short-term loans as of February 28, 2013 ranged from 0.3% to 0.4% and as of August 31, 2012 the rate for all such loans was 0.4%.

Long-term debt consists of the following:

	Yen in millions	
	As of February 28, 2013	As of August 31, 2012
Unsecured loans due 2013 to 2020 principally from banks and insurance companies with interest rates mainly ranging from 0.5% to 2.2%	¥104,000	¥102,000
1.7% unsecured bonds due 2014	10,000	10,000
1.2% unsecured bonds due 2016	7,000	7,000
	¥121,000	¥119,000

The annual maturities of long-term debt as of February 28, 2013 were as follows:

	Yen in millions
Due after one to two years	¥10,000
Due after two to three years	16,000
Due after three to four years	8,000
Due after four to five years	18,500
Due after five years	32,500

Note 5 Unitholders' Capital

	As of February 28, 2013	As of August 31, 2012	As of February 29, 2012
Total number of common units authorized	2,000,000	2,000,000	2,000,000
Total number of common units issued and outstanding	194,711	194,711	194,711

NAF shall maintain minimum net assets of at least ¥50 million as required by the Investment Trust and Investment Corporation Act of Japan.

Note 6 Rental Revenues and Expenses

Rental revenues and expenses for the periods ended February 28, 2013, August 31, 2012 and February 29, 2012 were as follows:

	Yen in millions		
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Revenues from Property Leasing:			
Rental:			
Rental revenues	¥7,549	¥7,406	¥7,322
Facility charge	264	260	258
Subtotal	7,813	7,666	7,580
Other revenues related to property leasing:			
Income from leasing rights, etc.	185	254	194
Miscellaneous income	80	98	84
Subtotal	265	352	278
Total revenues from property leasing	8,078	8,018	7,858
Rental Expenses:			
Property management fees	852	875	849
Repairs and maintenance	259	311	267
Real estate taxes	381	383	275
Trust fees	10	10	10
Utilities	108	96	94
Insurance	10	11	17
Depreciation and amortization	1,749	1,720	1,700
Leasing-related service fees, etc.	141	160	141
Other rental expenses	94	100	91
Total rental expenses	3,604	3,666	3,444
Operating income from property leasing activities	¥4,474	¥4,352	¥4,414

Note 7 Breakdown of Gain on Sale of Investment Properties

Gain on sale of investment properties for the periods ended February 28, 2013, August 31, 2012 and February 29, 2012 were as follows:

	Yen in millions		
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Park Cube Keio Hachioji			
Revenues from sale of investment properties	¥ —	¥1,020	¥ —
Cost of investment properties sold	—	932	—
Other sales expenses	—	2	—
Gain on sale of investment properties	¥ —	¥ 86	¥ —

Note 8 Leases

NAF leases some of its investment properties to outside parties under non-cancelable operating leases. As of February 28, 2013 and August 31, 2012, future minimum rental revenues under the non-cancelable operating leases were as follows:

	Yen in millions	
	As of February 28, 2013	As of August 31, 2012
Due within one year	¥ 774	¥ 774
Due after one year	4,366	4,681
Total	¥5,140	¥5,455

Note 9 Income Taxes

NAF is subject to income taxes in Japan. The effective tax rates on NAF's income based on applicable Japanese tax law were 0.03%, 0.03% and 0.04% for the periods ended February 28, 2013, August 31, 2012 and February 29, 2012, respectively. The following table summarizes the significant differences between the statutory tax rates and NAF's effective tax rates for financial statement purposes.

	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Statutory effective tax rate	36.59%	39.33%	39.33%
Deductible distributions paid	(36.57)	(38.35)	(39.31)
Others	0.01	(0.95)	0.02
Effective tax rate	0.03%	0.03%	0.04%

The tax effects of significant temporary differences that resulted in net deferred tax assets or liabilities as of February 28, 2013, August 31, 2012 and February 29, 2012 were as follows:

	Yen in thousands		
	As of February 28, 2013	As of August 31, 2012	As of February 29, 2012
Deferred tax assets:			
Enterprise taxes	¥19	¥16	¥22
Total deferred tax assets	19	16	22
Deferred tax liabilities	—	—	—
Net deferred tax assets	¥19	¥16	¥22

NAF was established as an investment corporation under the Investment Trust and Investment Corporation Act of Japan, and as long as an investment corporation distributes to its unitholders at least 90% of earnings available for dividends for a period and other requirements prescribed in Japanese tax regulations are met, the investment corporation is allowed to deduct the total amount of distributions paid in calculating its taxable income under Japanese tax regulations.

Note 10 Per Unit Information

Information about earnings per unit for the periods ended February 28, 2013, August 31, 2012 and February 29, 2012 and net assets per unit as of February 28, 2013, August 31, 2012 and February 29, 2012 was as follows.

The computation of earnings per unit is based on the weighted average number of common units outstanding during the period. The computation of net assets per unit is based on the number of common units outstanding at each period end.

	Yen		
	14th Period September 1, 2012 to February 28, 2013	13th Period March 1, 2012 to August 31, 2012	12th Period September 1, 2011 to February 29, 2012
Earnings per Unit:			
Net income	¥14,890	¥14,665	¥14,548
Weighted average number of common units outstanding	194,711	194,711	194,711
	As of February 28, 2013	As of August 31, 2012	As of February 29, 2012
Net Assets per Unit	¥545,447	¥544,863	¥544,746

Note 11 Transactions with Related Parties

(September 1, 2012 – February 28, 2013)

(1) Parent Company and Major Corporate Unitholders: None applicable

(2) Affiliates: None applicable

(3) Sister Companies: None applicable

(4) Directors and Major Individual Unitholders

Classification	Name	Principal business or occupation	Nature of transaction	Amount of transaction (Yen in millions)	Account	Balance at the end of period (Yen in millions)
Director and/or close relative	Kosei Murakami	Executive Director of NAF and President & CEO of MFAFM	Payment of asset management fee to MFAFM (Note 1)	¥682 (Note 2)	Accounts payable	¥607
			Payment for the provision of general administration relating to organizational management to MFAFM (Note 3)	¥2	Accounts payable	¥1

Notes: 1. Kosei Murakami entered into this transaction as a representative of MFAFM, and this amount is subject to the conditions set forth in the by-laws of NAF.

2. The amount of asset management fees includes ¥104 million for management related to acquisition of properties included in the book value of each investment property, etc.

3. Kosei Murakami entered into this transaction as a representative of MFAFM, and this amount is set forth in the "General Administration Agreement relating to Organizational Management" concluded between NAF and MFAFM.

4. "Amount of transaction" does not include consumption taxes.
"Balance at the end of period" includes consumption taxes.

(March 1, 2012 – August 31, 2012)

(1) Parent Company and Major Corporate Unitholders: None applicable

(2) Affiliates: None applicable

(3) Sister Companies: None applicable

(4) Directors and Major Individual Unitholders

Classification	Name	Principal business or occupation	Nature of transaction	Amount of transaction (Yen in millions)	Account	Balance at the end of period (Yen in millions)
Director and/or close relative	Kosei Murakami	Executive Director of NAF and President & CEO of MFAFM	Payment of asset management fee to MFAFM (Note 1)	¥600 (Note 2)	Accounts payable	¥601
			Payment for the provision of general administration relating to organizational management to MFAFM (Note 3)	¥1	—	—

Notes: 1. Kosei Murakami entered into this transaction as a representative of MFAFM, and this amount is subject to the conditions set forth in the by-laws of NAF.

2. The amount of asset management fees includes ¥17 million for management related to acquisition of properties included in the book value of each investment property, etc.

3. Kosei Murakami entered into this transaction as a representative of MFAFM, and this amount is set forth in the "General Administration Agreement relating to Organizational Management" concluded between NAF and MFAFM.

4. "Amount of transaction" does not include consumption taxes.
"Balance at the end of period" includes consumption taxes.

Note 12 Financial Instruments

(September 1, 2012 – February 28, 2013)

1. Status of Financial Instruments

(1) Policy for Financial Instruments

NAF raises funds for acquisition of assets and other uses through bank loans, issuance of bonds and new unit issues.

NAF may enter into derivative transactions solely for the purpose of hedging interest rate risk. Currently, NAF is not engaged in any derivative transactions. NAF strives for efficiency in its funding plans and has an operating policy of minimizing surplus funds.

(2) Financial Instruments, Their Risks and Risk Management System

Funds from loans and bonds are primarily used for acquiring assets and to repay interest-bearing debt. NAF manages associated liquidity and interest rate fluctuation risk in ways such as diversifying its credit sources and maturities, and by mainly using fixed-rate loans.

(3) Supplemental Explanation regarding Fair Values of Financial Instruments

The fair value of financial instruments is based on their observable market value, if available. When there is no observable market value available, fair value is based on a price that is reasonably estimated. Since various factors are reflected in estimating the fair value, different assumptions and factors could result in a different value.

2. Estimated Fair Value of Financial Instruments

Book value, fair value and the difference between the two as of February 28, 2013 were as follows. The financial instruments for which it is very difficult to estimate the fair value are excluded from the following table (See Note 2, below).

	Yen in millions		
	Book value	Fair value	Difference
Assets			
(1) Cash and cash equivalents	¥ 4,596	¥ 4,596	¥ —
Total	¥ 4,596	¥ 4,596	¥ —
Liabilities			
(1) Short-term loans	¥ 13,500	¥ 13,500	¥ —
(2) Long-term loans due within one year	19,000	19,184	184
(3) Bonds	17,000	17,292	292
(4) Long-term loans	85,000	86,334	1,334
Total	¥134,500	¥136,310	¥1,810

Notes: 1. Methods to estimate fair value of financial instruments

Assets:

(1) Cash and cash equivalents

Book values of these instruments are used to determine their fair values, as the book values are considered to approximate fair values because these instruments are settled within a short-term period.

Liabilities:

(1) Short-term loans

Book values of these instruments are used to determine their fair values, as the book values are considered to approximate fair values because these instruments are settled within a short-term period.

(2) Long-term loans due within one year and (4) Long-term loans

Fair values of fixed-rate instruments are based on the present value of principal and interest cash flows discounted at the current interest rate estimated to be applied if similar new loans were entered into. Fair values of variable-rate instruments are considered to be their book values because these instruments reflect market interest rates over short time periods.

(3) Bonds

Fair values of bonds are based on observable market value.

2. Financial instruments for which it is very difficult to estimate the fair value

	Yen in millions
	Book value
Investment securities (Note)	¥ 150
Tenant security deposits	2,929
Total	¥3,079

Fair value of "Investment securities" (Domestic Real Estate Trust Beneficiary Interest) is not presented because they are not marketable and it is very difficult to estimate their fair value.

Security deposits from tenants are not subject to fair value disclosure because they are not marketable, and the actual deposit period is not estimable as leases may be cancelled, renewed or re-signed even if a lease term is set in the lease contract, making a reasonable estimate of future cash flows difficult.

Note: "Other assets" totaling ¥764 million on the balance sheets include "Investment securities."

3. Redemption schedule for monetary claims with maturity dates after February 28, 2013

	Yen in millions
	Due within one year
Cash and cash equivalents	¥4,596

4. Repayment schedule for loans and bonds due after February 28, 2013

	Yen in millions					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Short-term loans	¥13,500	¥ —	¥ —	¥ —	¥ —	¥ —
Bonds	—	10,000	—	7,000	—	—
Long-term loans	19,000	10,000	16,000	8,000	18,500	32,500
Total	¥32,500	¥20,000	¥16,000	¥15,000	¥18,500	¥32,500

(March 1, 2012 – August 31, 2012)

1. Status of Financial Instruments

Same as above.

2. Estimated Fair Value of Financial Instruments

Book value, fair value and the difference between the two as of August 31, 2012 were as follows. The financial instruments for which it is very difficult to estimate the fair value are excluded from the following table (See Note 2, below).

	Yen in millions		
	Book value	Fair value	Difference
Assets			
(1) Cash and cash equivalents	¥ 6,160	¥ 6,160	¥ —
Total	¥ 6,160	¥ 6,160	¥ —
Liabilities			
(1) Short-term loans	¥ 7,500	¥ 7,500	¥ —
(2) Long-term loans due within one year	19,000	19,208	208
(3) Bonds	17,000	17,315	315
(4) Long-term loans	83,000	84,331	1,331
Total	¥126,500	¥128,354	¥1,854

Notes: 1. Methods to estimate fair value of financial instruments

Assets:

(1) Cash and cash equivalents

Book values of these instruments are used to determine their fair values, as the book values are considered to approximate fair values because these instruments are settled within a short-term period.

Liabilities:

(1) Short-term loans

Book values of these instruments are used to determine their fair values, as the book values are considered to approximate fair values because these instruments are settled within a short-term period.

(2) Long-term loans due within one year and (4) Long-term loans

Fair values of fixed-rate instruments are based on the present value of principal and interest cash flows discounted at the current interest rate estimated to be applied if similar new loans were entered into. Fair values of variable-rate instruments are considered to be their book values because these instruments reflect market interest rates over short time periods.

(3) Bonds

Fair values of bonds are based on observable market value.

2. Financial instruments for which it is very difficult to estimate the fair value

Yen in millions	
	Book value
Tenant security deposits	¥2,782

Security deposits from tenants are not subject to fair value disclosure because they are not marketable, and the actual deposit period is not estimable as leases may be cancelled, renewed or re-signed even if a lease term is set in the lease contract, making a reasonable estimate of future cash flows difficult.

3. Redemption schedule for monetary claims with maturity dates after August 31, 2012

Yen in millions	
	Due within one year
Cash and cash equivalents	¥6,160

4. Repayment schedule for loans and bonds due after August 31, 2012

	Yen in millions					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Short-term loans	¥ 7,500	¥ —	¥ —	¥ —	¥ —	¥ —
Bonds	—	—	10,000	7,000	—	—
Long-term loans	19,000	19,000	8,000	10,000	14,500	31,500
Total	¥26,500	¥19,000	¥18,000	¥17,000	¥14,500	¥31,500

Note 13 Investment and Rental Properties

(September 1, 2012 – February 28, 2013)

NAF owns rental properties (including land) located in Tokyo and other areas. The book value, net changes in the book value and the fair value of the investment and rental properties were as follows.

Yen in millions			
Book value			Fair value
As of September 1, 2012	Change during the 14th Period	As of February 28, 2013	As of February 28, 2013
¥229,973	¥9,429	¥239,402	¥235,022

- Notes: 1. "Book value" shown here is the acquisition cost inclusive of acquisition expenses less accumulated depreciation and excluding construction in process.
 2. In "Change during the 14th Period," the main factor increasing book value was the acquisition of properties for ¥10,839 million. The main factor decreasing book value was depreciation.
 3. "Fair value as of February 28, 2013" is based on appraisals provided by independent real estate appraisers.

Information about profit and loss from investment and rental properties for the period ended February 28, 2013 is disclosed in Note 6 (Rental Revenues and Expenses).

(March 1, 2012 – August 31, 2012)

NAF owns rental properties (including land) located in Tokyo and other areas. The book value, net changes in the book value and the fair value of the investment and rental properties were as follows.

Yen in millions			
Book value			Fair value
As of March 1, 2012	Change during the 13th Period	As of August 31, 2012	As of August 31, 2012
¥230,633	¥(659)	¥229,973	¥222,746

- Notes: 1. "Book value" shown here is the acquisition cost inclusive of acquisition expenses less accumulated depreciation and excluding construction in process.
 2. In "Change during the 13th Period," the main factor increasing book value was the acquisition of properties for ¥1,853 million. The main factors decreasing book value were ¥932 million for the sale of Park Cube Keio Hachioji and depreciation.
 3. "Fair value as of August 31, 2012" is based on appraisals provided by independent real estate appraisers.

Information about profit and loss from investment and rental properties for the period ended August 31, 2012 is disclosed in Note 6 (Rental Revenues and Expenses).

Note 14 Segment Information

(September 1, 2012 – February 28, 2013)

1. Segment Information

Segment information has been omitted as NAF has only one segment, which is real estate leasing business.

2. Related Information

(1) Information by Products and Services

Disclosure of this information has been omitted as NAF has a single product/service line that accounts for more than 90% of total revenues.

(2) Information by Geographic Areas

1) Operating revenues

Disclosure of this information has been omitted as total domestic revenues account for more than 90% of total revenues.

2) Investment properties

Disclosure of this information has been omitted as total domestic investment properties account for more than 90% of the book value of total investment properties.

(3) Information on Major Tenants

Tenant	Operating revenues (Yen in millions)	Related segment
Mitsui Fudosan Housing Lease Co., Ltd.	¥7,687	Real estate leasing business

(March 1, 2012 – August 31, 2012)

1. Segment Information

Segment information has been omitted as NAF has only one segment, which is real estate leasing business.

2. Related Information

(1) Information by Products and Services

Disclosure of this information has been omitted as NAF has a single product/service line that accounts for more than 90% of total revenues.

(2) Information by Geographic Areas

1) Operating revenues

Disclosure of this information has been omitted as total domestic revenues account for more than 90% of total revenues.

2) Investment properties

Disclosure of this information has been omitted as total domestic investment properties account for more than 90% of the book value of total investment properties.

(3) Information on Major Tenants

Tenant	Operating revenues (Yen in millions)	Related segment
Mitsui Fudosan Housing Lease Co., Ltd.	¥7,638	Real estate leasing business

Note 15 Significant Subsequent Events

Issuance of new investment units

In accordance with the resolutions concerning the issuances of new investment units that had been passed at the Board of Directors' Meetings held on February 7, 2013 and February 19, 2013, payment for the issuance of new investment units by public offering was completed on March 1, 2013, and payment for the issuance of new investment units by third-party allocation was completed on March 26, 2013. The details are provided below.

As a result, total unitholders' capital amounted to ¥125,686,793,618 and the total number of investment units issued amounted to 230,711 units.

A. Issuance of new investment units by public offering

(1) Number of new investment units issued	34,000 units
(2) Issue price	¥644,816 per unit
(3) Total amount of issue price	¥21,923,744,000
(4) Amount paid in (issue value)	¥623,652 per unit
(5) Total amount paid in (issue value)	¥21,204,168,000
(6) Payment date	March 1, 2013

B. Issuance of new investment units by third-party allocation

(1) Number of new investment units issued	2,000 units
(2) Amount paid in (issue value)	¥623,652 per unit
(3) Total amount paid in (issue value)	¥1,247,304,000
(4) Payment date	March 26, 2013
(5) Allottee	Nomura Securities Co., Ltd.

C. Use of the procured funds

The funds procured through this public offering and third-party allocation shall be allocated for the acquisition of new specified properties to be purchased by NAF, etc.

Independent Auditor's Report



To the Board of Directors of
Nippon Accommodations Fund Inc.:

We have audited the accompanying financial statements of Nippon Accommodations Fund Inc. (a Japanese Real Estate Investment Trust), which comprise the balance sheets as at February 28, 2013 and August 31, 2012, and the statements of income, statements of changes in net assets and statements of cash flows for each of the six months ended February 28, 2013, August 31, 2012 and February 29, 2012, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, while the objective of the financial statement audit is not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Nippon Accommodations Fund Inc. as at February 28, 2013 and August 31, 2012, and its financial performance and cash flows for each of the six months ended February 28, 2013, August 31, 2012 and February 29, 2012, in accordance with accounting principles generally accepted in Japan.

Emphasis of Matter

Without qualifying our opinion, we draw attention to Note 15 to the financial statements, which states that Nippon Accommodations Fund Inc. issued new units.

Convenience Translation

The U.S. dollar amounts in the accompanying financial statements with respect to the period ended February 28, 2013 are presented solely for convenience. Our audit also included the translation of yen amounts into U.S. dollar amounts and, in our opinion, such translation has been made on the basis described in Note 1 to the financial statements.

KPMG AZSA LLC

June 5, 2013
Tokyo, Japan

KPMG AZSA LLC, a limited liability audit corporation incorporated under the Japanese Certified Public Accountants Law and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity.

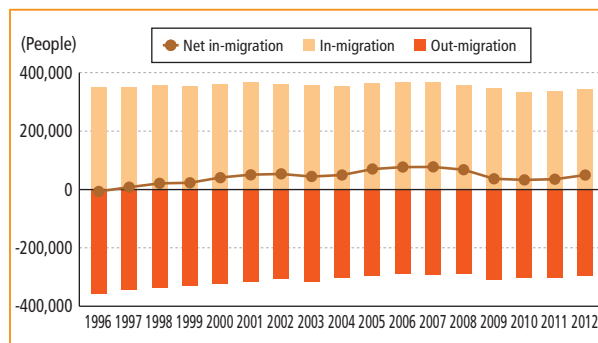
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Rental Apartment Investment Characteristics

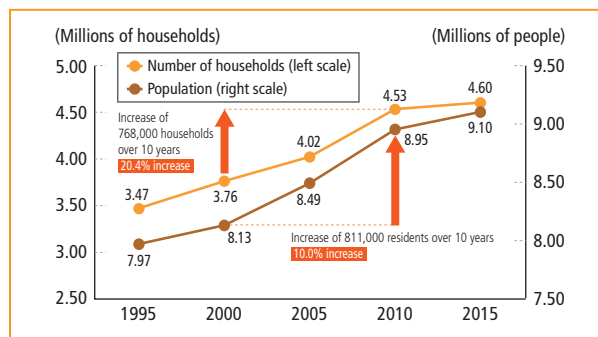
Rental apartments have a lower earnings fluctuation risk than real estate leased for other uses. By concentrating investment in the 23 wards of Tokyo where demand for rental housing is high and developing a portfolio with high market competitiveness and asset value, NAF will stably increase earnings.

1. Net Migration into Tokyo (23 Wards)



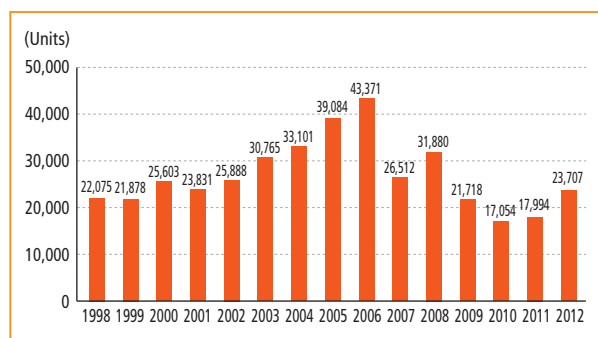
Source: "Report on Internal Migration in Japan," Statistics Bureau, Ministry of Internal Affairs and Communications

2. Projected Number of Households and Population (Tokyo 23 Wards)



Sources: "Household Projections for Tokyo," Statistics Division of General Affairs, Tokyo Metropolitan Government "Tokyo Vision 2020," Headquarters of the Governor of Tokyo
Population Censuses conducted by the Statistics Bureau, Ministry of Internal Affairs and Communications

3. Rental Apartment Construction Starts (Tokyo 23 Wards)



Source: "Housing Construction Statistics," Information Security, Research and Statistics Division, Policy Bureau, Ministry of Land, Infrastructure, Transport and Tourism

Residential Rental Market Trends in the 23 Wards of Tokyo

Population and Number of Households

In the 23 wards of Tokyo, where most of NAF's assets under management are located, the population influx is continuing, reflecting an increasing desire in recent years to live closer to work and the progressive concentration of economic activities in Tokyo. Graph 1 shows migration trends in the 23 wards of Tokyo as well as net-in-migration. In-migration has continued to exceed out-migration since 1996, indicating stable demand for residential rental housing in highly convenient areas.

Moreover, the number of households is increasing at a greater rate than the population as households divide into smaller units, among other factors. Graph 2 shows the projected number of households and population for the 23 wards of Tokyo. The number of households increased by 768 thousand over the decade from 2000 to 2010. This 20.4 percent increase was more than double the 10.0 percent increase in population during the same period. This difference implies growth in the number of single and two-person households, a trend that is projected to continue through 2015.

Due to the above factors, NAF projects solid demand from the growing number of single and two-person households for single and compact (rentable area under 60m² with two or fewer bedrooms) apartments, which comprise the majority of NAF's portfolio.

Rental Housing Stock

Graph 3 shows the number of rental apartment construction starts in the 23 wards of Tokyo. Construction starts increased more or less steadily until 2006, but decreased significantly following changes in the building authorization procedure resulting from revisions in 2007 to the Building Standards Law (Law No. 201 of 1950 as amended). The number of construction starts has been at a low level since 2007.

Rental housing stock volume for the 23 wards of Tokyo is shown in Graph 4. Stock increased by 146 thousand units to 2,093 thousand in 2008 from 1,947 thousand in 2003 with the

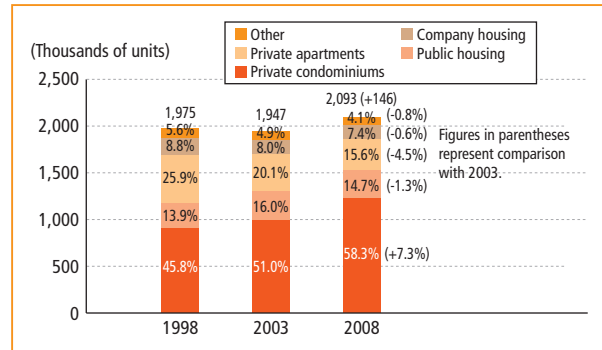
increase in demand due to the population influx into Tokyo. However, the overall increase was moderate compared with the concurrent increases in population and number of households. On closer analysis, the ratio of company housing, private apartments and public housing decreased, whereas the ratio of private condominiums increased in response to the needs of potential occupants.

Stability of Residential Rent

Graph 5 shows relative rents for residential units in the 23 wards of Tokyo and offices in Greater Tokyo, with 1989 levels set as 100. Residential rent has remained relatively stable in comparison to office rent. Rental housing is a necessary expense in the same way as clothing and food. Therefore, residential rent is considered stable because it is generally unaffected by fluctuations in economic conditions and asset value, with relatively low risk of change.

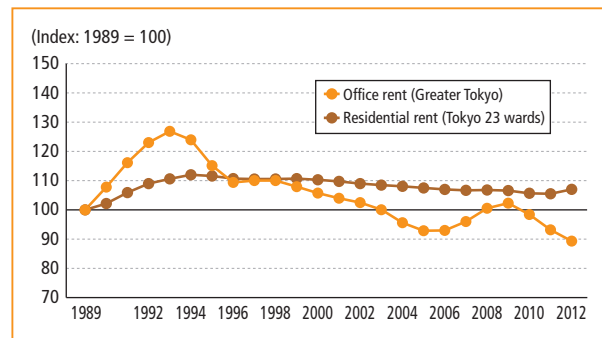
In addition, rental housing enables a more diversified portfolio in terms of number of properties and tenants due to its relatively small scale in comparison to office buildings and other properties. Investment in rental housing of this nature is perfectly matched with NAF's core strategy of securing stable revenues. Furthermore, new properties are scarce, comprising a limited share of rental housing stock. Such properties, which make up the majority of NAF's investment portfolio, ensure market competitiveness and asset value.

4. Rental Housing Stock Volume and Composition (Tokyo 23 Wards)



Source: "Housing and Land Survey," Statistics Bureau, Ministry of Internal Affairs and Communications

5. Residential and Office Rents



Source: "Annual Report: Consumer Price Index," Cabinet Office, Ministry of Internal Affairs and Communications, and "Service Price Index for the Private Sector," Bank of Japan

Common Practices in Japan's Rental Apartment Market

Contract Validity Period

Leases in Japan are generally two-year contracts, which can be renewed by paying an extension fee (usually one month's rent).

Security Deposit

The tenant must pay a security deposit in advance to the landlord to insure against future unpaid rent and/or damages. Generally, it is equal to two months' rent and is typically refunded when moving out (a cleaning and/or repair fee may be deducted prior to refund).

Key Money

The tenant pays key money to the landlord prior to signing a lease contract. Generally, it is equivalent to two months' rent and is not refunded.

Commission Fee

A commission fee is paid to the leasing agent; by regulation, it cannot exceed one month's rent.

Guarantor/Joint Surety

A guarantor is required when signing a lease contract. The guarantor must have an income sufficient to cover the rent if the tenant cannot pay and/or the cost of repairs to the apartment if the tenant causes any damage.

Corporate Structure and Governance

Nippon Accommodations Fund Inc. has structured systems for compliance and risk management and operates fairly and transparently with the aim of increasing investor value.

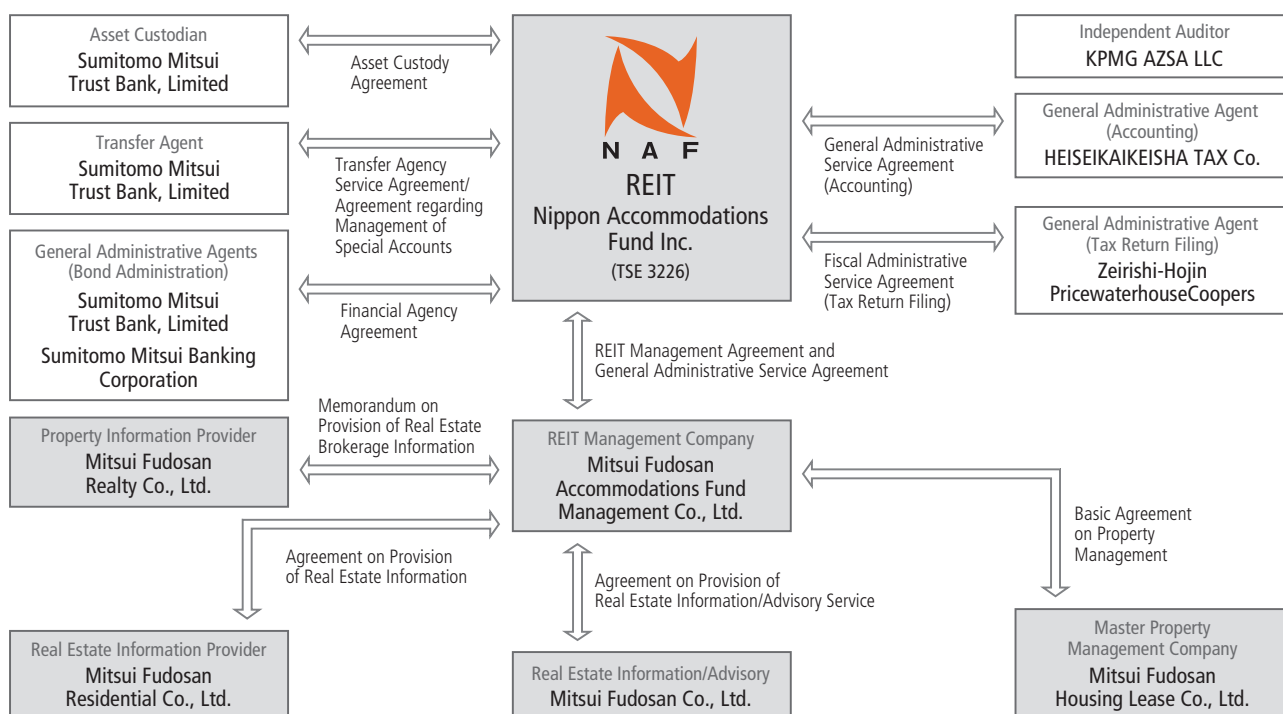
Real Estate Investment Trust ("REIT") Structure

Nippon Accommodations Fund Inc. ("NAF") is an investment corporation established with the objective of investing in assets, primarily Designated Assets as defined under the Investment Trust and Investment Corporation Act of Japan. NAF was established on October 12, 2005, with Mitsui Fudosan Accommodations Fund Management Co., Ltd. (the "REIT Management Company" or "MFAFM") as its asset management company.

NAF has entrusted management of all of its assets to the REIT Management Company, which is the asset management company required under the Investment Trust and Investment Corporation Act of Japan. Operating in accordance with the REIT Management Agreement concluded on October 13, 2005 (as amended), the REIT Management Company manages NAF's assets according to NAF's asset management and administration policies and the asset management guidelines embodied in the internal regulations of the REIT Management Company. The asset management guidelines take current investment conditions into account and follow NAF's basic operating principle of taking a medium-to-long-term perspective in managing assets to secure stable earnings and steadily increase assets under management.

These guidelines may change in the future in response to changes in the external investment environment and the status of NAF's assets under management.

In addition, the REIT Management Company has concluded contracts with other companies in the Mitsui Fudosan Group to promote smooth, effective management of NAF's assets. An Agreement on Provision of Real Estate Information/Advisory Service with Mitsui Fudosan Co., Ltd. provides information regarding real estate owned or developed by Mitsui Fudosan's Accommodations Business Division, and other management advisory information. Each of (i) a Memorandum on Provision of Real Estate Brokerage Information with Mitsui Fudosan Realty Co., Ltd. and (ii) an Agreement on Provision of Real Estate Information with Mitsui Fudosan Residential Co., Ltd. provides access to certain real estate property information. A Basic Agreement on Property Management with Mitsui Fudosan Housing Lease Co., Ltd., the master property management company to which NAF has entrusted property management services of all its properties, is fundamental to NAF's policy of outsourcing such property management services required in managing real estate.



Corporate Structure

General Meeting of Unitholders

In accordance with the Investment Trust and Investment Corporation Act of Japan and NAF's Articles of Incorporation, NAF convenes a General Meeting of Unitholders within the 23 wards of Tokyo, generally once every two years. The General Meeting of Unitholders adopts or vetoes ordinary resolutions on the basis of a simple majority of the voting rights of unitholders in attendance. Decisions on substantive resolutions such as changes in the Articles of Incorporation require the attendance of unitholders holding at least a simple majority of total units issued and outstanding, and a vote of two-thirds majority of the voting rights of such unitholders. The asset management policies and standards are stipulated by NAF's Articles of Incorporation.

Executive Directors, Supervisory Directors, Independent Auditor and the Board of Directors

NAF's Articles of Incorporation stipulate that NAF must have one or more executive directors, and two or more supervisory directors (but always equal to the number of executive directors plus at least one additional supervisory director). NAF's independent auditor is KPMG AZSA LLC.

NAF's executive directors are responsible for business execution. In addition, they have authority for all judicial and extrajudicial proceedings related to the operations of NAF.

Supervisory directors are responsible for supervising business execution by the executive directors.

The Board of Directors acts in accordance with the Investment Trust and Investment Corporation Act of Japan and NAF's Articles of Incorporation and other internal rules in exercising their responsibility to supervise the performance of the executive directors. In accordance with the current Articles of Incorporation, the Board of Directors passes or vetoes resolutions on the basis of a simple majority of executive and supervisory directors on the Board who are in attendance and are able to vote. Executive and supervisory directors having special interest in a resolution are prohibited from participating in related decisions.

Independent auditors are elected at the General Meeting of Unitholders. They audit financial and accounting documents including NAF's financial statements. In addition, they are charged with reporting to supervisory directors any unlawful acts or material violations of laws, regulations or NAF's Articles of Incorporation that executive directors may commit in the course of their duties. Independent auditors also perform other duties as required by laws and regulations.

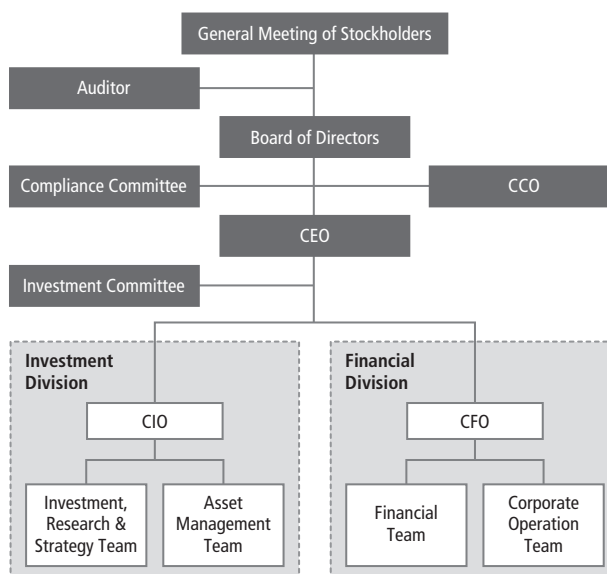
Compliance Initiatives

The REIT Management Company, MFAFM, assumes full responsibility for compliance in order to structure an appropriate asset management system for NAF. A Chief Compliance Officer (CCO) of MFAFM has been appointed to supervise compliance with laws, regulations and internal rules on the part of the REIT Management Company.

The CCO is responsible for internal audits at the REIT Management Company. The Chief Executive Officer (CEO) may also appoint other employees of MFAFM to participate as needed in internal audits, based on the recommendations of the CCO.

MFAFM's entire organization and all personnel within it are subject to internal audits. As a rule, internal audits are conducted on a regular basis in accordance with the compliance program, but the CEO may initiate extraordinary audits.

Corporate Governance Structure of MFAFM



Investment Risk Management System

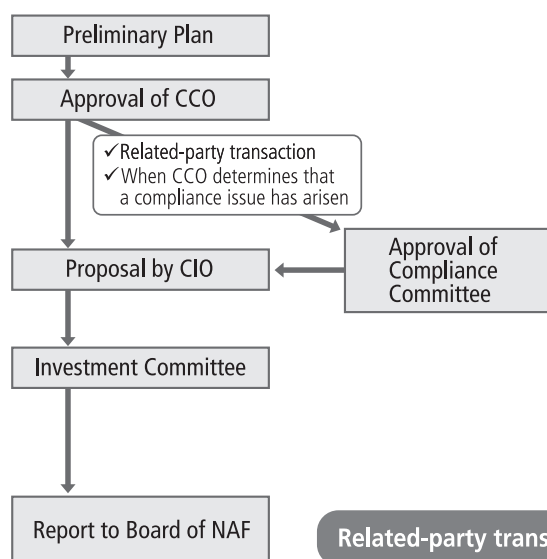
NAF itself is responsible for complying with the Investment Trust and Investment Corporation Act of Japan and related laws and regulations in managing risks. In addition, the REIT Management Company has established appropriate internal rules. In conjunction with appropriate organizational systems, NAF is providing education and implementing other measures to enhance the culture of compliance among officers and employees of MFAFM.

NAF's Board of Directors convenes as needed at least once every three months, and resolves important matters and reports on the status of business execution in accordance with laws, regulations and internal rules for such Board of Directors. Independent supervisory directors supervise business execution.

Moreover, supervisory directors can obtain as needed reports on operations and financial condition from the REIT Management Company and from NAF's asset custodian, Sumitomo Mitsui Trust Bank, Limited. Independent supervisory directors can also conduct required investigations.

The REIT Management Company formulates and revises an annual management plan that is the blueprint for management and administration policies that comply with the asset management guidelines. This annual plan and compliance with the asset management guidelines serve to eliminate or minimize risk. In addition, the REIT Management Company has established internal risk management regulations and a department that focuses on managing each type of risk appropriately.

Investment Policy & Acquisition/Sale Decision Process



Compliance Checking System

Chief Compliance Officer (CCO)

The following require approval of Compliance Committee

- Related-party transaction
- When CCO determines that a compliance issue has arisen

Compliance Committee

Requires approval by independent external professionals

Members: CCO (Chairman), CEO, 2 external professionals (Currently 1 lawyer and 1 CPA)

External professionals: Appointed professionals independent from Mitsui Fudosan

Resolutions: Require the votes of 2/3 or more members and at least 1 of the 2 independent external professionals

Related-party transactions require approval by independent external professionals

Restrictions on Related-Party Transactions

Laws and regulations prohibit the REIT Management Company from conducting specified transactions with related parties. In the case of a transaction with a potential conflict of interest between an entity specified under the Investment Trust and Investment Corporation Act of Japan and its ordinances and its asset management company, in principle the REIT Management Company must prepare a brief describing the transaction and deliver it to NAF and other entities specified by

the Investment Trust and Investment Corporation Act of Japan and its ordinances.

With the objective of enhancing returns for NAF's unitholders, the REIT Management Company's internal regulations specify rules for handling related-party transactions. The REIT Management Company has established standards and procedures for related-party transactions and executes appropriate asset management for NAF by eliminating conflicts of interest.

Primary Related Corporations

Overview of the Roles of Primary Related Corporations

The following outlines the contractual relationship between NAF and its REIT management company, and the contractual relationship between NAF's REIT management company and primary related corporations.

Role	Name	Overview of Relevant Operations
REIT management company and general administrative agent	Mitsui Fudosan Accommodations Fund Management Co., Ltd. (MFAFM)	MFAFM serves as the company entrusted with asset management as required under the Investment Trust and Investment Corporation Act of Japan (Article 198, Paragraph 1) and under a REIT Management Agreement entered into between MFAFM and NAF on October 13, 2005 (as amended). Under this agreement, MFAFM undertakes asset management of NAF in accordance with the asset management guidelines of MFAFM and the Articles of Incorporation of NAF. Under the above agreement, MFAFM is entrusted with (1) management of assets owned by NAF; (2) fund procurement to be conducted by NAF; (3) reporting on the condition of assets owned by NAF; (4) formulating management plans for assets of NAF; and (5) any other matters related to the above items listed in (1) through (4) that NAF may require. In addition, pursuant to Article 117 of the Investment Trust and Investment Corporation Act of Japan, MFAFM undertakes management of (1) the Board of Directors; (2) the General Meeting of Unitholders; and (3) any other matters related to the above items listed in (1) and (2) that NAF may require, as General Administrative Agent based on a General Administrative Service Agreement dated March 1, 2006. The matters entrusted to the Transfer Agent pursuant to the Agreement between NAF and the Transfer Agent are not included in the above matters set forth in (1) and (2).
Real estate information/advisory service provider	Mitsui Fudosan Co., Ltd.	Mitsui Fudosan provides real estate sales information, real estate management information, and other services to MFAFM under an Agreement on Provision of Real Estate Information/Advisory Service that MFAFM entered into with Mitsui Fudosan on February 23, 2006.
Real estate information provider	Mitsui Fudosan Residential Co., Ltd.	Mitsui Fudosan Residential provides real estate sales information to MFAFM under an Agreement on Provision of Real Estate Information that MFAFM entered into with Mitsui Fudosan Residential on September 26, 2007.
Property information provider	Mitsui Fudosan Realty Co., Ltd.	Mitsui Fudosan Realty provides real estate brokerage information and other services to MFAFM under a Memorandum on Provision of Real Estate Brokerage Information that MFAFM entered into with Mitsui Fudosan Realty on March 31, 2006.
Master property management company	Mitsui Fudosan Housing Lease Co., Ltd.	In principle, MFAFM will entrust to Mitsui Fudosan Housing Lease as master property management company, all property management services required for real estate of NAF, under a Basic Agreement on Property Management between MFAFM and Mitsui Fudosan Housing Lease dated March 31, 2006.

Mitsui Fudosan Accommodations Fund Management Co., Ltd. REIT Management Company and General Administrative Agent

MFAFM, as a REIT management company provided for in the Investment Trust and Investment Corporation Act of Japan, performs management of NAF's assets and undertakes management of the institutions of NAF.

MFAFM has no capital relationship with NAF.

Operation

- Undertakes asset management of NAF pursuant to a REIT Management Agreement based on an entrustment from NAF in accordance with the Articles of Incorporation of NAF and the Investment Objects and Policies set forth therein.
- Undertakes management of the general affairs of the general meeting of unitholders and the Board of Directors of NAF as General Administrative Agent based on an entrustment from NAF and pursuant to a General Administrative Service Agreement.

Fees for the Asset Management Operation

NAF pays asset management fees to MFAFM, in accordance with the REIT Management Agreement concluded with MFAFM. These fees comprise items 1 to 4 below, with the method of calculation and payment dates as follows.

Management Fees 1

The amount equivalent to 5% of the amount of the revenue arising from Real Estate, etc., as calculated on each closing date (excluding revenues from the sale of Real Estate, etc., and other Managed Assets) will be payable. Management Fees 1 are paid without delay after definite settlement of accounts.

Management Fees 2

The amount equivalent to 5% of income before income tax prior to deduction of Management Fees 1 and 2 as calculated on each closing date will be payable. Management Fees 2 are paid without delay after definite settlement of accounts.

Management Fees 3

In the event that Real Estate, etc., is newly acquired, compensation equivalent to 1% (0.5% if it is acquired from Related Parties) of the total amount of the acquisition price of said Real Estate, etc., (excluding consumption tax, local consumption tax, and acquisition costs) will be payable. Management Fees 3 are paid at or before the end of the next month after the month of the acquisition date.

Management Fees 4

In the event that Real Estate, etc., is sold, compensation equivalent to 1% (0.5% if it is sold to Related Parties) of the total amount of the sales price of said Real Estate, etc., (excluding consumption tax, local consumption tax) will be payable. Management Fees 4 are paid at or before the end of the next month after the month of the sales date.

Mitsui Fudosan Co., Ltd. Real Estate Information and Advisory Service Provider

Pursuant to an Agreement on Provision of Real Estate Information/Advisory Service, Mitsui Fudosan provides to MFAFM a diverse array of support services that employ the information and expertise of Mitsui Fudosan in the area of real estate management and administration.

In order to receive such services, MFAFM provides Mitsui Fudosan with acquisition guidelines included in asset management guidelines.

Provision of Information on Real Estate and Other Assets Owned or Developed by Mitsui Fudosan

In case Mitsui Fudosan initiates selling activities of real estate or real estate-related assets which it owns or is developing under its Accommodations Business Division, and is consistent with MFAFM's asset management guidelines, Mitsui Fudosan notifies MFAFM, in principle, before or at the same time as it notifies any third party of such sales, unless such notification cannot be made due to lack of consent of third parties or for any other unavoidable reasons.

When MFAFM receives such notification and provides written notification that it will consider the purchase of such real estate or assets, Mitsui Fudosan deals with NAF as a prospective purchaser on a pari passu basis with regard to any third party interested in purchasing such estate or other assets.

Provision of Third-Party Real Estate Sales Information

Regardless of whether Mitsui Fudosan has originated or is brokering the sale, Mitsui Fudosan's Accommodations Business Division in principle notifies MFAFM of information concerning available real estate or real estate-related assets owned by third parties, when such real estate or assets are consistent with MFAFM's asset management guidelines, unless such notification cannot be made due to lack of consent of third parties or for any other unavoidable reasons, or Mitsui Fudosan itself intends to acquire such real estate or assets with the objective of development or ownership.

Provision of Real Estate Management Information

Mitsui Fudosan will provide in writing upon request by MFAFM and at least once per calendar year real estate management information (see note below) drawn from information that its Accommodations Business Division supervises if MFAFM deems such information necessary for its business and Mitsui Fudosan agrees to such provision.

Note: "Real estate management information" means the following information.

- (a) Information regarding medium-to-long-term trends relevant to the operating environment of the real estate leasing market in Japan including economic trends, population dynamics, and trends in housing stock
- (b) Trends in new supply of residential properties for lease (including property summaries, level of rent and initial leasing conditions), recent lease contracts entered for specific residential properties, area marketing surveys, financial data for other real estate investment corporations, income and expense data for specific properties, and real estate leasing market trends including vacancy rate and rent trends
- (c) Other information related to items (a) or (b) above that MFAFM requests, as needed

Provision of Advisory Services

MFAFM has entrusted the following activities to Mitsui Fudosan.

- (a) Support services for the acquisition of real estate or real estate-related assets (including due diligence prior to such acquisition, review of relevant building plans and conditions of construction)
- (b) Advice regarding the management and administration of real estate or real estate-related assets which NAF owns or is considering acquiring

Such advice includes, but is not limited to (i) advice and support in connection with the management and administration of the long-term maintenance plan for buildings and facilities and deliberations on and preparation of related budgets and plans; (ii) advice and support in connection with the investigation or review of the plan and estimated costs for maintenance and renovation to be conducted in connection with real estate or real estate-related assets; and (iii) advice and support in connection with large-scale repair projects to be executed in respect of real estate or real estate-related assets.

Operation Fees

MFAFM will provide the compensation as separately discussed and agreed with Mitsui Fudosan under this agreement.

Portfolio Policy

Portfolio Structure Policies

Set forth below are the portfolio structure policies and investment standards for individual properties for the REIT Management Company and its internal regulations that serve as asset management guidelines.

1. Investment Areas

NAF emphasizes Greater Tokyo and other major cities in Japan in investing in accommodation assets. By region, at least 80 percent of NAF's assets are located in the 23 wards of Tokyo.

When considering individual investments, NAF studies regional characteristics and tenant needs. NAF then deploys this information to invest in properties with suitable residential plans and characteristics.

2. Investment Standards

The REIT Management Company identifies potential investments and decides whether or not to invest in assets on the basis of the asset management guidelines summarized in the table below.

Item	Standard
Investment amount	In principle, the value of each property must exceed ¥1 billion. However, NAF may invest in properties at or below ¥1 billion after taking into account property characteristics and earnings potential and certain relevant matters.
Ownership interests	In principle, NAF shall hold ownership interests of a whole property. However, NAF may invest in compartmentalized ownership upon consideration of the specific property. NAF may also invest in leaseholds, including fixed-term leaseholds, on the basis of consideration of earnings potential, the stability of the leasehold rights and other relevant matters.
Building structure	In principle, building structures shall be reinforced concrete (RC) or steel reinforced concrete (SRC). Earthquake resistance shall conform to or substantially satisfy the New Earthquake Resistance Standards (in compliance with the 1981 revision to the Building Standards Law (Law No. 201 of 1950), as amended, the "Building Standards Law").
Properties under development	In principle, NAF shall acquire properties that are already producing stable rental income at the time of acquisition, and shall not invest in land with a view to NAF's own construction of the building thereon. However, NAF may consider contracts to acquire uncompleted buildings that, although incomplete, are expected to carry minimum risk in respect to completion, delivery and subsequent leasing.

3. Due Diligence Standards

NAF selects assets to invest in only after due diligence covering economic feasibility, physical condition and legal status in accordance with the asset management guidelines. Due diligence includes real estate appraisals and building inspection reports from third-party specialists.

Based on the results of such due diligence, the REIT Management Company in principle undertakes investigation of the items listed below in order to make investment decisions as a result of comprehensive review.

Item	Issues Investigated	
Economic feasibility studies	Market survey	<ol style="list-style-type: none"> 1. Current residential environment in the relevant region 2. Demand and supply for rental housing in the relevant region 3. Rental housing competition trends in the relevant region 4. Markets rents in the relevant region 5. Discount rate and rate of return
	Tenant survey	<ol style="list-style-type: none"> 1. Tenant creditworthiness and rent income amount 2. Purpose of use and confirmation that tenants are not members of anti-social forces
	Survey of earnings and related issues	<ol style="list-style-type: none"> 1. Current property management costs 2. Development of mid-to-long-term plan for repair and renovation expenses 3. Development of cash flow projections 4. Verification that property is consistent with portfolio strategy
Physical condition studies	Location	<ol style="list-style-type: none"> 1. Street conditions, access to major transportation 2. Convenience and access to public facilities 3. Primarily visual confirmation of status of borders between adjacent tracts and cross-border issues 4. Living conditions including view, light, ambient noise and airflow 5. Presence of unpleasant facilities 6. Future development plans in the surrounding area
	Construction, equipment and specifications	<ol style="list-style-type: none"> 1. Building structure, age and construction company of property and other related matters 2. Layout, ceiling height, interior specifications (including ceiling, walls and floors), materials used for the interior and exterior, maintenance of facilities including sanitary facilities, ventilation facilities, electrical facilities, elevators and parking 3. Need for immediate repairs
	Building management	<ol style="list-style-type: none"> 1. Status of compliance with related regulations such as the Building Standards Law, the City Planning Law, asbestos-related laws and regulations, the Law concerning the Promotion of Expansion of Public Lands and the National Land Use Planning Law 2. Actual management status 3. Quality of the property management company and contract terms

	Antiseismic resistance and probable maximum loss (PML)	<ol style="list-style-type: none"> 1. Antiseismic resistance that meets the New Earthquake Resistance Standards (the new earthquake resistance standards for buildings, etc., based on the 1981 revision to the Building Standards Law) or equivalent resistance 2. Checks of the construction company, architectural firm, construction engineering company, and institution that inspected construction; confirmation of authenticity of the structural calculation sheets 3. In principle, earthquake PML shall be below 15 percent. In deciding whether or not to purchase a building for which PML is at or above 20 percent, consideration of additional antiseismic reinforcing work, additional earthquake insurance and other relevant matters must be considered.
	Environmental, soil and other issues	<ol style="list-style-type: none"> 1. Investigation of whether the building contains hazardous materials 2. Investigation of land use records and soil contamination
Legal investigation	Rights and related issues	<p>Investigation shall be conducted as to whether the previous owner had obtained the enforceable real right.</p> <ol style="list-style-type: none"> 1. Issues regarding ownership interests and mortgage 2. Lease contract terms (including confirmation of area of rental units) 3. Any documentation related to confirmation of border or agreement regarding cross-border issues 4. Permission for occupancy of roads under the Traffic Law 5. Compliance with laws and regulations related to environmental preservation, such as the Nature Conservation Law and the Urban Green Space Conservation Law <p>In case of complicated relation of rights, the following matters, among others, shall be investigated (the complicated relation of rights include relationship between NAF and others if NAF does not hold the title to property or jointly holds the title).</p> <ol style="list-style-type: none"> 1. (If the concerned right is leasehold) the perfection of such leasehold and the absence of any right which supersedes such leasehold 2. The registration status of the relevant right of site; the limitation on separate transfer of such right of site from the building thereon and the registration status of such limitation; share of such right 3. Measures to be taken to ensure the maintenance of deposits; reserve rules or measures based on long-term renovation plan 4. Existence of agreement on prohibition from division of co-ownership property and registration status of such agreement; appropriate treatments in case of request for division of co-ownership property or sales of co-ownership share; (possible) claims against or from other co-owners 5. Status of compartment of compartmentalized ownership 6. Security arrangements established prior to involvement of NAF and assumption of any encumbrances or obligations in connection thereto 7. Terms of special agreement with the owner of site (or leasehold originator), other compartmentalized ownership holders, other co-owners and any other relevant parties 8. Characteristics of owners of site (or leasehold originator), compartmentalized ownership holders, co-owners or other relevant parties (for example, corporations or individuals) 9. Terms of trust agreement in case the relevant rights are beneficial interests in real estate trust

Policies for Portfolio Management and Operation

1. Basic Management Policies

The REIT Management Company prepares a yearly management plan for NAF's assets under its management for each fiscal period. This management plan covers issues such as handling of the assets and projected capital expenditures for properties, including plans for large-scale renovation, and is subject to Investment Committee approval.

The REIT Management Company acts in accordance with this yearly management plan in undertaking management and operation of the assets in cooperation with the property management company. The REIT Management Company is also responsible for implementing appropriate changes and revisions to the yearly management plan if necessitated by significant changes in the operating environment.

2. Selection and Monitoring of the Property Management Company

The property management company is responsible for proposal and implementation of various measures for day-to-day, on-site management of tenants and properties. Such functions of the property management company are particularly important to the management of accommodation assets in general and rental housing in particular. Naturally, the property management company should have specialized expertise in the business of

property management, and its operations must be organized and efficient so that it can provide consistent, high-quality services across a widely dispersed array of properties and tenants.

For "Rental Apartments" in NAF's portfolio, NAF has selected Mitsui Fudosan Housing Lease Co., Ltd. to provide these services as its master property management company. In principle, NAF intends to entrust property management for assets to be owned by NAF in the future to Mitsui Fudosan Housing Lease, on the condition that it meets the following requirements.

1. An organizational structure that can execute property management operations according to the management and operation specifications of the REIT Management Company
2. The capability to accomplish smooth new tenant recruitment
3. A reasonable compensation level for property management operations compared to the market level

In addition, the REIT Management Company will periodically monitor whether the selected property management company is maintaining its capabilities at the level dictated by the standards for selection. As a result of monitoring, the REIT Management Company may require improvements or may change the property management company.

3. Policies for Property and Casualty Insurance Coverage

NAF maintains property and casualty insurance coverage, to the extent that is deemed appropriate, to address damage to property due to disasters such as fires and accidents or claims for compensatory damages from third parties. Asset characteristics determine such coverage.

NAF comprehensively determines earthquake insurance coverage according to cost effectiveness and the projected impact of an earthquake on each building and on the portfolio as a whole. When earthquake PML for specific buildings is projected above 20 percent or when the acquisition of such property causes portfolio PML to rise above 15 percent, NAF comprehensively considers the impact from an earthquake, insurance premiums and any other relevant issues to determine whether or not to purchase earthquake insurance.

4. Basic Policies for Renovation Plans and Capital Expenditures

The renovation plans are strategic and require renovation and capital expenditures in addition to routine expenses incurred by small repairs in order to maintain and improve the market competitiveness of properties and tenant satisfaction over the medium-to-long term.

NAF determines and revises, for each property, an annual renovation plan in yearly management plans that are based on the established 12-year medium-term renovation plans.

NAF funds a reserve for renovation according to considerations of depreciation expenses and renovation plans based on mid-to-long-term portfolio management. In principle, NAF keeps capital expenditures within the scope of the overall portfolio renovation plan.

Divestiture Policy

In principle, NAF aims to secure stable operating revenue from assets under management through ownership over the mid-to-long term, and does not engage in short-term divestiture.

However, NAF decides to sell specific assets after consideration of the overall portfolio impact based on evaluation of trends affecting the future

rental market in a given area, actual or projected increases or decreases in asset values, risk of asset impairment, obsolescence and associated costs, and other relevant factors.

Financial Policies

1. Issue of New Units

NAF may flexibly issue additional units through an offering with the objective of financing acquisition of assets, renovation and other capital requirements for operation, or to repay debt, including lease deposits, security deposits, loans and bonds that NAF may have issued.

2. Debt Financing

NAF may issue bonds or take on loans, including call market funding, with the objective of financing acquisition of assets; renovation expenses; dividend payments; working capital; or debt repayment, including lease deposits, security deposits, loans and bonds that NAF may have issued. NAF only borrows capital from qualified institutional investors as defined under the relevant laws and regulations in Japan. In addition, NAF may not take on loans or issue bonds that exceed ¥1 trillion, respectively, nor may the total of loans and bonds exceed ¥1 trillion. According to NAF's current Articles of Incorporation, NAF may use its assets under management as collateral for loans and bonds.

3. Loan-to-Value Ratio

The ratio of interest-bearing debt to NAF's total assets is known as the loan-to-value (LTV) ratio. The REIT Management Company determines the upper limit of NAF's LTV ratio as part of its mid-to-long-term asset management plans and its yearly management plans. NAF's policy is to keep the LTV ratio below 60 percent, although issues including the acquisition of assets may cause the LTV ratio to temporarily exceed 60 percent.

4. Derivatives

According to NAF's current Articles of Incorporation, NAF limits transactions involving financial derivatives to those with the objective of hedging risks including the risk of change in the interest rates associated with debts.

Information Disclosure Policy

NAF defines itself as an open, transparent investment corporation, and has a disclosure policy for public awareness. Moreover, NAF works to maintain an environment that encourages timely and accurate disclosure of unbiased information to all investors. In keeping with its name, NAF's fundamental policy is to accommodate investors in disclosing information.

NAF discloses information in accordance with the Investment Trust and Investment Corporation Act of Japan, the Financial Instruments and Exchange Law of Japan, and the rules of the Tokyo Stock Exchange and the Investment Trusts Association, Japan. Moreover, NAF energetically discloses of its own accord information that it believes is relevant to investment decisions.

Corporate Data

Corporate office	1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo 103-0022, Japan +81-3-3246-3677 http://www.naf-r.jp/english/index.html
Date of incorporation	October 12, 2005
Fiscal period	Six months ending February 28 (February 29 in leap years) and August 31
Unit listing	Tokyo Stock Exchange (Securities Code: 3226)
Transfer agent	Sumitomo Mitsui Trust Bank, Limited 4-1, Marunouchi 1-chome, Chiyoda-ku, Tokyo 100-8233, Japan
Business office of the transfer agent	Stock Transfer Agency Department of Sumitomo Mitsui Trust Bank, Limited 8-4, Izumi 2-chome, Suginami-ku, Tokyo 168-0063, Japan
Independent auditor	KPMG AZSA LLC AZSA Center Building 1-2, Tsukudo-cho, Shinjuku-ku, Tokyo 162-8551, Japan
Investor relations	For further information, please contact the REIT Management Company: Mitsui Fudosan Accommodations Fund Management Co., Ltd. 1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo 103-0022, Japan +81-3-3246-3677

Status of Unitholders

Major Unitholders

(As of February 28, 2013)

Name	Number of units held	Percentage of total*
Japan Trustee Services Bank, Ltd. (Trust Account)	40,617	20.86%
The Nomura Trust and Banking Co., Ltd. (Investment Account)	13,660	7.01%
The Master Trust Bank of Japan, Ltd. (Trust Account)	10,467	5.37%
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	9,050	4.64%
Mitsui Fudosan Co., Ltd.	6,600	3.38%
Nomura Bank (Luxembourg) S.A.	5,060	2.59%
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	4,191	2.15%
Sumitomo Mitsui Trust Bank, Limited	3,600	1.84%
Sumitomo Mitsui Banking Corporation	3,590	1.84%
MetLife Alico Insurance Company GA Company JPY	3,497	1.79%

*Number of units held as a percentage of total units issued and outstanding, rounded down to the nearest hundredth.

Composition and Distribution of Unitholders

(As of February 28, 2013)

	Individuals and others	Financial institutions	Other domestic corporations	Overseas corporations and individuals	Securities companies	Total
Number of unitholders	6,234 (93.80%)	122 (1.84%)	122 (1.84%)	150 (2.25%)	18 (0.27%)	6,646 (100%)
Number of units held	16,486 (8.47%)	136,813 (70.26%)	10,143 (5.21%)	28,906 (14.85%)	2,363 (1.21%)	194,711 (100%)

Disclaimer

This document was prepared solely for the convenience of and reference by overseas investors and does not correspond to the original Japanese documents.

This English document contains selected information including a partial translation of the Securities Report (*Yuka shoken hokokusho*) filed on May 29, 2013 pursuant to the Financial Instruments and Exchange Law of Japan, and the Financial Statements and Performance Information Report for the period from September 1, 2012 to February 28, 2013, of Nippon Accommodations Fund Inc. prepared pursuant to the Investment Trust and Investment Corporation Act of Japan. This document should not be deemed a summary of the above mentioned Securities Report and the Financial Statements and Performance Information Report.

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The financial statements of Nippon Accommodations Fund Inc. have been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP), which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

This document contains forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties and assumptions. Our future performance could materially differ from those set out in these forward-looking statements. We do not undertake and will not undertake to release revisions of forward-looking statements to reflect future events or circumstances or of any other statements or information contained herein.

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