

September 29, 2020

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities:
Nippon Accommodations Fund Inc.
Takashi Ikeda, Executive Director
(TSE Code: 3226)
Investment Trust Management Company:
Mitsui Fudosan Accommodations Fund
Management Co., Ltd.
Tateyuki Ikura, President and CEO
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Notification of Borrowing Funds

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

1. Details of Loans

Lender	Loan Amount	Interest Rate	Loan Type & Repayment Method	Date of Loan	Date of Maturity
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	0.10909%	Unsecured & unguaranteed, Bullet repayment	October 1, 2020	January 4, 2021

2. Use of Funds

To apply the funds toward the purchase and related incidental expenses of “Park Axis Toyochō Shinsui Koen” for which the planned date of handover is October 1, 2020 as announced in the “Notification Concerning Acquisition of Domestic Real Estate Property (Park Axis Toyochō Shinsui Koen)” dated September 29, 2020.

3. Status of Interest-bearing Debt After this Event

(Unit: billion yen)

	Before this Event	After this Event	Change
Short-term debt	3.0	5.0	2.0
Long-term debt	150.5	150.5	—
Total debt	153.5	155.5	2.0
Investment corporation bonds	4.0	4.0	—
Total interest-bearing debt	157.5	159.5	2.0
Interest-bearing debt ratio	53.7%	54.0%	0.3
Long term interest-bearing debt ratio	98.1%	96.9%	(1.2)

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

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

The unitholders' capital as of today (135,603,623 thousand yen) was used.

(*2) (long term interest bearing debt ratio) = (long term debt + investment corporation bonds) ÷ (interest bearing debt) X 100

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

4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on May 29, 2020.

NAF website: <https://www.naf-r.jp/english/>

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