

June 26, 2019

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
Inquiries: Tetsuji Kawakami, CFO and Director
(TEL: +81-3-3246-3677)

Notification of Borrowing Funds

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

1. Details of Loans

Lender	Loan Amount	Interest Rate	Loan Type & Repayment Method	Date of Loan	Date of Maturity
Mizuho Bank, Ltd.	4.0 billion yen	0.09409%	Unsecured & unguaranteed, Bullet repayment	June 28, 2019	July 31, 2019
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	0.09409%	Unsecured & unguaranteed, Bullet repayment	June 28, 2019	July 31, 2019
The 77 Bank, Ltd.	1.0 billion yen	0.09909%	Unsecured & unguaranteed, Bullet repayment	June 28, 2019	July 31, 2019
The Ashikaga Bank, Ltd.	2.0 billion yen	0.27000%	Unsecured & unguaranteed, Bullet repayment	June 28, 2019	December 30, 2025
Shinkin Central Bank	3.0 billion yen	0.38178%	Unsecured & unguaranteed, Bullet repayment	June 28, 2019	December 29, 2028

2. Use of Funds

To apply the funds toward the repayment of short-term loans totaling ¥11.0 billion concluded on May 31, 2019 and long-term loan ¥2.0 billion concluded on June 30, 2014.

3. Status of Interest-bearing Debt After this Event

(Unit: billion yen)

	Before this Event	After this Event	Change
Short-term debt	11.0	7.0	(4.0)
Long-term debt	144.5	147.5	3.0
Total interest-bearing debt	155.5	154.5	(1.0)
Interest-bearing debt ratio	53.4%	53.3%	(0.2)
Long term interest-bearing debt ratio	92.9%	95.5%	2.5

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

(interest bearing debt ratio) = (interest bearing debt) ÷ (interest bearing debt + unitholders' capital) X 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 31, 2019.

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

Please note that this English translation of the Japanese original document is provided solely for information purposes. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail.