

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 Concerning the Decision on Prices etc. with Regard to
Issuance of New Investment Units and Secondary Offering of Investment Units

Nippon Accommodations Fund Inc. ("NAF") hereby provides notice of the decision by resolution at the Board of Directors' meeting held on December 9, 2020 concerning the issue price and the offer price, etc. with regards to the issuance of new investment units and secondary offering of investment units, which was adopted at the Board of Directors' meeting held on December 1, 2020.

1. Issuance of new investment units by public offering

(1) Issue price	Per unit	¥537,225
(2) Total issue price		¥9,670,050,000
(3) Amount to be paid in (issue value)	Per unit	¥519,593
(4) Total amount to be paid in (issue value)		¥9,352,674,000
(5) Subscription period	<u>December 10, 2020 (Thu) – December 11, 2020 (Fri)</u>	
(6) Payment date	<u>December 15, 2020 (Tue)</u>	

(Note) The underwriters purchase and underwrite at the paid-in amount (issue value) and conduct the public offering at the stated issue price.

2. Secondary offering of investment units by over-allotment

(1) Number of units to be offered		950 units
(2) Offer price	Per unit	¥537,225
(3) Total offer price		¥510,363,750
(4) Subscription period	<u>December 10, 2020 (Thu) – December 11, 2020 (Fri)</u>	
(5) Delivery date	<u>December 16, 2020 (Wed)</u>	

<Caution> This document is a press release intended for general publication regarding NAF's issuance of new investment units and secondary offering of investment units and is not for purposes of soliciting investment. When investing, we ask that investors exercise their own judgment taking full responsibility after having read carefully the new investment unit issuance and secondary offering prospectus, or any corrections thereof (if made), prepared by NAF.

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

(1) Amount to be paid in (issue value)	<u>Per unit</u>	<u>¥519,593</u>
(2) Total amount to be paid in (issue value) (maximum)		<u>¥493,613,350</u>
(3) Subscription period (subscription date)		<u>January 12, 2021 (Tue)</u>
(4) Payment date		<u>January 13, 2021 (Wed)</u>

<Reference>

1. Calculation of issue price and offer price

(1) Calculation date and price	<u>December 9, 2020 (Wed)</u>	<u>¥551,000</u>
(2) Discount rate	<u>2.50%</u>	

2. Syndicate cover transaction period

December 12, 2020 (Sat) – January 6, 2021 (Wed)

3. Use of the procured funds

The approximate net balance for this public offering and third-party allocation (maximum ¥9,846,287,350) shall be allocated for the acquisition of specified properties to be purchased by NAF (as mentioned in "Notification Concerning Acquisition of Domestic Real Estate Properties (Park Cube Oimachi Residence and other 3 properties)" released on December 1, 2020). Remaining balance shall be kept as funds on hand and used for future acquisitions of specified properties or repayments of borrowings.

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

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