

July 29, 2025

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities:

Nippon Accommodations Fund Inc.

Toru Inoue, Executive Director

(TSE Code: 3226)

Investment Trust Management Company:

Mitsui Fudosan Accommodations Fund

Management Co., Ltd.

Atsuhiro Ishikawa, President and CEO

Inquiries: Tatsu Makino, CFO and Director

(TEL: +81-3-3246-3677)

### Notification of Borrowing Funds and Conclusion of Interest Rate Swap Agreement

This is a notification that Nippon Accommodations Fund Inc. ("NAF") decided to borrow funds and to conclude an interest rate swap agreement as shown below.

#### 1. Details of Loans

Lender	Loan Amount	Interest Rate	Date of Loan	Date of Maturity	Loan Type & Repayment Method
Shinkin Central Bank	2.0 billion yen	Base interest rate (JBA 6-month Japanese Yen TIBOR*) +0.288%	July 31, 2025	July 31, 2034	Unsecured & unguaranteed, Bullet repayment

\* The base interest rate applicable to the calculation period ("Base interest rate") for the interest payable on an interest payment date shall be the six-month JBA Japanese Yen TIBOR released by the JBA TIBOR Administration two business days prior to the interest payment date immediately preceding each interest payment date (however, for the first calculation period, the applicable date is the drawdown date).

However, as the initial and final periods are less than six months, the base interest rate will be calculated based on the method specified in the contract. Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for the JBA Japanese Yen TIBOR.

#### 2. Use of Funds

Funds are to be allocated to the repayment of borrowings as detailed below.

Lender	Loan Amount	Date of Loan	Date of Maturity
Shinkin Central Bank	3.0 billion yen	July 31, 2017	July 31, 2025

#### 3. Interest Rate Swap Agreement for the Borrowing

Counterparty	Nomura Securities Co., Ltd.
Notional Amount	2.0 billion yen
Interest Rate	Fixed Interest Rate: 1.9169% Floating Interest Rate: Base interest rate (JBA 6-month Japanese Yen TIBOR) +0.288%
Effective Date	July 31, 2025
Termination Date	July 31, 2034
Interest Payment Date	The first interest payment date is September 30, 2025, and thereafter the interest payment date will be the last day of every six months until and including the repayment date. An interest payment date that falls on a non-business day will be moved to the following business day or to the preceding business day if the following business day carries over to the next month.

(Note) The subject interest rate swap agreement shall, in effect, fix the interest rate of the Borrowing at 1.9169%.

#### 4. Reasons for Interest Rate Swap Agreements

NAF has executed the interest rate swap agreement to hedge the risks of interest rate volatility by converting the floating interest rates payable to fixed interest rates for the Borrowing.

#### 5. Status of Interest-bearing Debt After this Event

(Unit: billion yen)

	Before this Event	After this Event	Change
Short-term debt	2.0	2.0	—
Long-term debt	160.5	159.5	(1.0)*
Total debt	162.5	161.5	(1.0)
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	168.5	167.5	(1.0)

Interest-bearing debt ratio	53.7%	53.5%	(0.1)
Long-term interest-bearing debt ratio	98.8%	98.8%	—

\* We plan to repay the 1.0 billion yen loan from Shinkin Central Bank on the date of maturity.

(\*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 (145,449,910 thousand yen) was used.

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

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

#### 6. Others

Regarding the loan repayment risk, there is no important change to the "Investment risks" description in the latest securities report submitted on May 30, 2025.

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

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