

February 24, 2021

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
The 77 Bank, Ltd.	1.0 billion yen	0.48000%	Unsecured & unguaranteed, Bullet repayment	February 26, 2021	February 28, 2031
The Hyakugo Bank, Ltd.	1.0 billion yen	0.48000%	Unsecured & unguaranteed, Bullet repayment	February 26, 2021	February 28, 2031
Mizuho Bank, Ltd.	1.0 billion yen	0.48000%	Unsecured & unguaranteed, Bullet repayment	February 26, 2021	February 28, 2031

2. Use of Funds

To apply the funds toward the repayment of short-term loan ¥2.0 billion concluded on November 30, 2020 and long-term loan ¥1.0 billion concluded on August 31, 2017.

3. Status of Interest-bearing Debt After this Event

(Unit: billion yen)

	Before this Event	After this Event	Change
Short-term debt	5.0	3.0	(2.0)
Long-term debt	150.5	152.5	2.0
Total debt	155.5	155.5	—
Investment corporation bonds	4.0	4.0	—
Total interest-bearing debt	159.5	159.5	—
Interest-bearing debt ratio	52.4%	52.3%	(0.1)
Long term interest-bearing debt ratio	96.9%	98.1%	1.3

(*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.

4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on November 30, 2020.

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

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