

May 28, 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

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	Date of Loan	Date of Maturity	Loan Type & Repayment Method
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	0.64864%*	May 30, 2025	August 29, 2025	Unsecured & unguaranteed, Bullet repayment

* The interest rate will be applied from May 30, 2025 to June 29, 2025. The interest rate applicable on and after June 30, 2025 shall be calculated based on the one-month JBA Japanese Yen TIBOR released two business days prior to the last day of each calendar month. (if such date is not a bank business day, the bank business day immediately preceding the concerned date) + 0.045%.

Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for the one-month JBA Japanese Yen TIBOR.

2. Use of Funds

Lender	Loan Amount	Date of Loan	Date of Maturity
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	February 28, 2025	May 30, 2025

3. 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	159.5	159.5	—
Total debt	161.5	161.5	—
Investment corporation bonds	8.0	8.0	—
Total interest-bearing debt	169.5	169.5	—

Interest-bearing debt ratio	53.8%	53.8%	—
Long-term interest-bearing debt ratio	98.8%	98.8%	—

(*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 29, 2024.

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.