

January 29, 2025

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.

Hiroshi Kojima, 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	Date of Loan	Date of Maturity	Loan Type & Repayment Method
Shinkin Central Bank	2.0 billion yen	0.9639%*	January 31, 2025	January 31, 2034	Unsecured & unguaranteed, Bullet repayment

* The interest rate will be applied from January 31, 2025 to March 30, 2025. The interest rate applicable on and after March 31, 2025 shall be calculated based on the six-months 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) + 0.288%.

Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for the six-months 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	2.0 billion yen	January 31, 2019	January 31, 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	156.0	156.0	—
Total debt	158.0	158.0	—
Investment corporation bonds	8.0	8.0	—
Total interest-bearing debt	166.0	166.0	—

Interest-bearing debt ratio	53.3%	53.3%	—
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.