

March 28, 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
Development Bank of Japan Inc.	1.5 billion yen	1.647%	April 1, 2025	March 31, 2033	Unsecured & unguaranteed, Bullet repayment

2. Use of Funds

Lender	Loan Amount	Date of Loan	Date of Maturity
Development Bank of Japan Inc.	2.5 billion yen	April 1, 2014	April 1, 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	160.5	159.5	(1.0)*
Total debt	162.5	161.5	(1.0)
Investment corporation bonds	8.0	8.0	—
Total interest-bearing debt	170.5	169.5	(1.0)

Interest-bearing debt ratio	54.0%	53.8%	(0.2)
Long-term interest-bearing debt ratio	98.8%	98.8%	—

*We plan to repay the 1.0 billion yen loan from Development Bank of Japan Inc. on the date of maturity.

(*1) The following formula was used to calculate the interest-bearing debt ratio.

(interest bearing debt ratio) = (interest bearing debt) ÷ (interest bearing debt + unitholders' capital) X 100

The unitholders' capital as of today (145,449,910 thousand yen) was used.

(*2) (long-term interest bearing debt ratio) = (long term debt + investment corporation bonds) ÷ (interest bearing debt) X 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/>

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