

June 1, 2010

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities  
1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo 103-0022  
Nippon Accommodations Fund Inc.  
Representative Executive Director Yuji Yokoyama  
(Code number 3226)

Investment Trust Management Company  
Mitsui Fudosan Accommodations Fund Management Co., Ltd.  
Representative President and CEO Kosei Murakami  
Contact CFO and Director Morio Shibata  
(TEL 03-3246-3677)

## Notification Concerning Acquisition of Domestic Real Estate Property

This is a notification that Nippon Accommodations Fund Inc. ("NAF") decided on and completed the acquisition of real estate property in Japan as shown below.

### 1. Reason for acquisition

Based on the provisions for investments and policies on asset management provided in Article of Incorporation, the decision to acquire the following property was made to ensure the steady growth of the whole portfolio, and for the diversification and further enhancement of the investment portfolio in Tokyo's 23 wards.

### 2. Overview of acquisition

(1) Name of property acquired (Note 1)	Park Cube Hatchobori
(2) Type of property acquired	Real estate
(3) Acquisition price (Note 2)	¥4,200,000 thousand
(4) Date of conclusion of sales contract	June 1, 2010
(5) Date of handover	June 1, 2010
(6) Seller	ORIX Real Estate Corporation
(7) Acquisition funds	Own funds or borrowings
(8) Method of payment	Full payment at the time of delivery

(Note 1) The current name of the property acquired is "Belle Face Hatchobori." NAF plans to rename the property as stated above without delay after it has acquired the property.

(Note 2) "Acquisition price" denotes the trading value (exclusive of miscellaneous expenses for acquisition, fixed property taxes, urban planning taxes, consumption taxes, and local consumption taxes) specified in the real estate sales contract for the property acquired.

### 3. Description of the property acquired

#### (1) Outline of the property acquired

Name of property acquired		Park Cube Hatchobori
Type of property acquired		Real Estate
Acquisition price (Note 1)		¥4,200,000 thousand
Appraisal company		Daiwa Real Estate Appraisal Corporation
Appraised value (Note 2)		¥4,490,000 thousand
Date of value appraisal (Note 2)		February 28, 2010
Location	Residence indication	4-8-7, Hatchobori, Chuo-ku, Tokyo
Land	Building-to-land ratio	80%
	Floor-area ratio	700%
	Zoning	Commercial zone
	Site area (Note 3)	651.40 m <sup>2</sup>
	Ownership form	Proprietorship

Building	Completion date (Note 4)	March 13, 2009
	Structure / number of stories (Note 5)	Flat-roofed reinforced concrete structure / 16 stories above ground and 2 underground stories
	Uses (Note 5)	Apartment building / shops
	Gross floor area (Note 5)	6,944.52 m <sup>2</sup>
	Ownership form	Proprietorship
	Rentable units	118 residential, 2 retail
	Rentable area	5,191.86 m <sup>2</sup>
Existence of security interests		None
Special affairs (Note 6)		For part of the land of the property, Tokyo Metro Co., Ltd. is set and registered as superficiary owning the surface rights for the purpose of construction of a subway line (Tokyo Metro Hibiya Line) and installation of railway facilities (station gateway etc.).
Special features of the property		<p>The property is 1 minute walk from Hatchobori Station of the Tokyo Metro Hibiya Line and Hatchobori Station of the JR Keiyo Line. These two lines provide excellent access to the central Tokyo business area as they directly connect to various stations including Tokyo, Ginza, and Kasumigaseki.</p> <p>The property is located in the central urban area with many office buildings with convenience stores and restaurants inside as tenants. It has good accessibility to the office districts such as Otemachi and urban shopping districts such as Ginza. Because of these attributes, steady rental demand can be expected to center on DINKs and single people, who value transport convenience and daily life convenience.</p>

Details of tenants (Note 7)	Total number of tenants	1
	Rentable units	118 residential, 2 retail
	Rented units	114
	Rentable area (m <sup>2</sup> )	5,191.86
	Rented area (m <sup>2</sup> )	4,936.52
	Occupancy rate (%)	95.1
	Deposit (thousand yen)	60,397
	Total rental revenues	Please refer to <Attached Document 1> Summary of the appraisal report on the amount of the property acquired.

(Note 1) "Acquisition price" denotes the trading value (exclusive of miscellaneous expenses for acquisition, fixed property taxes, urban planning taxes, consumption taxes, and local consumption taxes) specified in the real estate sales contract for the property acquired.

(Note 2) "Appraised value" and "Date of value appraisal" are stated based on the amount mentioned in the real estate appraisal report which Daiwa Real Estate Appraisal Corporation prepared for the property acquired.

(Note 3) "Site area" of the Land item denotes the land area as entered in the register.

(Note 4) "Completion date" of the Building item denotes the date as entered in the register.

(Note 5) "Structure / number of stories," "Uses," and "Gross floor area" are stated based on the entries in the register.

(Note 6) "Special affairs" denotes matters which NAF recognizes as important as of today, taking into consideration their effects on title-related matters, use, appraised value, profitability, etc. of the property acquired.

(Note 7) Description of the "Details of tenants" column:

(i) "Total number of tenants" is denoted as "1" where a master lease contract (blanket lease contract) has been concluded with a master lease company. As to the property acquired, NAF has concluded a master lease contract with the master lease company, that is, Mitsui Fudosan Housing Lease Co., Ltd. as of today. The above "Total number of tenants" means the total number of tenants after conclusion of the said master lease contract.

(ii) "Rentable units" denotes the number of rentable units in the property acquired.

(iii) Figures for "Rented units," "Rented area," and "Deposit" are based on information provided by the seller, valid as of May 18, 2010.

(iv) "Rentable area" denotes the total rentable area of the building of the property acquired.

(v) "Occupancy rate" is the ratio of "Rented area" to "Rentable area" and is rounded to one decimal place.

(2) Outline of investigations into the state of the building, etc.

Investigations into the state of the building	Consigned investigating company	Sumitomo Mitsui Construction Co., Ltd.
	Urgent repair cost	—
	Short-term repair cost	¥43 thousand (Note 1)
	Repair and renewal costs expected to be necessary within 12 years	¥66,704 thousand
	Replacement value	¥1,653,857 thousand
	Report date of investigations into the state of the building	March 15, 2010
Earthquake risk diagnosis	PML value (Note 2)	8.2%

(Note 1) The short-term repairs have been carried out before NAF acquired the property.

(Note 2) The PML value is based on a report on earthquake risk diagnosis made by Sumitomo Mitsui Construction Co., Ltd. However, the report on earthquake risk diagnosis only states the views of the consigned investigating company and does not provide any guarantee for its contents. PML (Probable Maximum Loss) represents the rate of probable maximum loss to be caused by earthquakes. In this case, it means the extent of damage to be caused by one of the biggest earthquakes anticipated to happen within the expected duration of service (the biggest earthquake which happens once every 475 years = 10% chance of a big earthquake happening once every 50 years) represented by the rate (%) of the estimated cost of restoration from the damage to the replacement cost.

Profiles of third party investigative body

Trade name	Sumitomo Mitsui Construction Co., Ltd.
Head office address	1-6, Tsukuda 2-chome, Chuo-ku, Tokyo
Representative	Yoshiyuki Norihisa, Representative Director and President
Capital	¥12,003 million
Description of principal operations	Design and construction of civil engineering, building, prestressed concrete work and related operations, and others
Relationship with NAF or investment trust management company	None

#### 4. Outline of seller

Trade name	ORIX Real Estate Corporation
Head office address	4-1 Hamamatsucho 2-chome, Minato-ku, Tokyo
Representative	Yoshiyuki Yamaya, President
Description of principal operations	Lease, sale, operation of real estate, and others
Capital	¥200 million
Date of establishment	March 11, 1999
Net assets	¥100,011 million (As of March 31, 2009)
Total assets	¥950,406 million (As of March 31, 2009)
Major stockholders and shareholding ratio	ORIX Corporation 100% (As of March 31, 2010)
Relationships between NAF or the investment trust management company, and the seller	
Capital relationships	There are no capital relationships to report between NAF or the investment trust management company, and the seller. Also, there are no capital relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the seller.
Personal relationships	There are no personal relationships to report between NAF or the investment trust management company, and the seller. Also, there are no personal relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the seller.
Business relationships	There are no business relationships to report between NAF or the investment trust management company, and the seller. Also, there are no business relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the seller.
Applicability to related parties	The seller does not fall under the category of related parties of NAF or the investment trust management company. The related parties and associated companies of the seller do not fall under the category of related parties of NAF or the investment trust management company.

#### 5. Transactions with related parties and the like

The property acquired has not been acquired from a party classified as having a relationship of special interest with NAF or the investment trust management company. Please note that, since Mitsui Fudosan Housing Lease Co., Ltd., which has become the master lease company and property management company for the property acquired as of today, constitute related parties and the like (Note 1), in accordance with NAF's self-established rules on asset management relevant to transactions with related parties and the like, the master lease contract and property management contract have been carried out through deliberation and decision by the compliance committee of the investment trust management company and the investment committee.

(Note 1) "Related parties and the like" means related parties and the like of an investment trust management company which has concluded an asset management contract with NAF, as determined in the Order for Enforcement of the Act on Investment Trust and Investment Corporation, Article 123.

#### 6. Situation of the acquirer of the property

Not applicable.

#### 7. Earthquake resistance matters

NAF outsourced the inspection and verification of the details of earthquake-resistant structures including structural calculation sheets and, for corresponding building, obtained confirmation that, no falsification is suspected in the structural calculation and structural drawings with respect to their structure, which ensures earthquake resistance as per the Building Standards Act.

In addition, NAF always performs earthquake risk diagnosis based on drawing reviews using structure drawings, structural design outlines, etc., as well as on on-site inspection and the like during the course of due diligence upon acquisition of properties, from perspectives that are different to building certification investigations performed by an inspection and certification agency.

## 8. Outline of brokerage

### (1) Outline of broker

Trade name	CBRE Japan K.K.
Head office address	2-12 Hamamatsucho 2-chome, Minato-ku, Tokyo
Representative	Benjamin Mark Duncan, Representative Director
Description of principal operations	Building lots and buildings transactions; sales, lease and transfer brokerage / representative; and other services
Capital	¥67,500 thousand
Date of establishment	December 15, 2000
Relationships between NAF or the investment trust management company, and the broker	
Capital relationships	There are no capital relationships to report between NAF or the investment trust management company and the broker. Also, there are no capital relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the broker.
Personal relationships	There are no personal relationships to report between NAF or the investment trust management company and the broker. Also, there are no personal relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the broker.
Business relationships	There are no business relationships to report between NAF or the investment trust management company and the broker. Also, there are no business relationships to report between any related parties or associated companies of NAF or the investment trust management company, and any related parties or associated companies of the broker.
Applicability to related parties	The broker does not fall under the category of related parties of NAF or the investment trust management company. The related parties and associated companies of the broker do not fall under the category of related parties of NAF or the investment trust management company.

### (2) Amount of brokerage fee

Not disclosed by request of the broker.

## 9. Outlook for management of the properties after acquisition

As stated in "Notification Concerning Revision to Financial Results Forecast for the Period Ending August 31, 2010 (9th Period)" released today.

- The Japanese original document was distributed to press clubs within the Tokyo Stock Exchange (Kabuto Club) and the Ministry of Land, Infrastructure and Transport, and to the press club of the construction trade newspaper of the Ministry of Land, Infrastructure and Transport.
- NAF website: <http://www.naf-r.jp/english/index.html>

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.

### <Attached Documents>

1. Summary of the appraisal report on the amount of the property acquired
2. Portfolio list after the purchase of the property acquired is completed (on an acquisition price basis)
3. Photographs of exterior and entrance of the property acquired

<Attached Document 1> Summary of the appraisal report on the amount of the property acquired

(unit: Thousands of yen)

Appraised value (specified value)		4,490,000
Assessment item		Details
Operating revenues	(a) Unit rental revenues, including commons area fees	291,967
	(b) Utilities revenues	3,392
	(c) Parking lot revenues	8,640
	(d) Other revenues	7,713
	Revenues from key money, etc.	5,670
	Renewal fees	1,922
	Other revenues	120
	(1) (a) + (b) + (c) + (d)	311,713
	(e) Total loss from vacancies etc.	11,287
	(f) Loss on bad debts	0
(2) Operating revenues [(1) - (e) - (f)]		300,425
Operating expenses	(g) Maintenance expense	7,539
	(h) Utilities expense	4,146
	(i) Repair expense	4,260
	(j) Property management fees	10,130
	(k) Tenant soliciting fee, etc.	8,075
	(l) Taxes and public dues	14,677
	(m) Property insurance fee	535
	(n) Other expenses	1,415
	(3) Operating expenses [(g) + (h) + (i) + (j) + (k) + (l) + (m) + (n)]	50,780
(4) Net operating income [(2) - (3)]		249,645
	(o) Earnings from temporary deposits	1,550
	(p) Capital expenditures	4,769
(5) Net income [(4) + (o) - (p)]		246,426
(6) Cap rate		5.4%
Value of earnings calculated by the direct capitalization method [(5) ÷ (6)]		4,560,000
Value calculated by discounted cash flow method		4,460,000
	Discount rate	5.2%
	Terminal cap rate	5.6%
Cost method value		3,360,000
	Total value of land and building	3,362,844
	Land value	1,713,314
	Building value	1,649,530
Adjustment		0

NAF requested real estate appraisal by Daiwa Real Estate Appraisal Corporation for the property acquired, based on points to note when appraising real estate from the Act on Securities Investment Trust and Securities Investment Corporations, and based on the Act on Real Estate Appraisal (1963 Act No. 152, including later amendments) and on real estate appraisal standards. The above figures record a summary of the real estate appraisal report prepared. The appraisal valuation is the judgment and opinion of the appraiser at a fixed point in time, with no guarantees as to the validity or accuracy of the report, nor the possibility of transactions at the appraised value.

Yen amounts are rounded down to the nearest thousand yen.

<Attached Document 2> Portfolio list after the purchase of the property acquired is completed (on an acquisition price basis)

	Name	Location	Acquisition price (millions of yen) (Note 1)	Portfolio share (%) (Note 2)
	Okawabata Apartment Communities	Chuo-ku, Tokyo	29,696	15.9
	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	0.9
	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	1.7
	Park Axis Aoyama Kottodori	Minato-ku, Tokyo	1,730	0.9
	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	0.7
	Park Axis Shirokanedai	Minato-ku, Tokyo	5,140	2.7
	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	2.4
	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.5
	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	0.9
	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	2.1
	Park Axis Shibuya	Shibuya-ku, Tokyo	1,282	0.7
	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	4.0
	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	1.1
	Park Axis Hongo No Mori	Bunkyo-ku, Tokyo	2,910	1.6
	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.5
	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2,170	1.2
	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	5.2
	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.6
	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	0.9
	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	1.3
	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,794	1.0
	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	1.3
	Park Cube Ueno	Taito-ku, Tokyo	2,233	1.2
	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,608	0.9
	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	1.0
	Park Axis Shin Itabashi	Itabashi-ku, Tokyo	3,430	1.8
	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.6
	Park Axis Toyochō	Koto-ku, Tokyo	3,950	2.1
	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	1.0
	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	1.5
	Park Axis Nihonbashihamacho	Chuo-ku, Tokyo	5,540	3.0
	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	1.1
	Park Axis Monzen Nakacho	Koto-ku, Tokyo	1,700	0.9
	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	4,170	2.2
	Park Cube Gakugei Daigaku	Meguro-ku, Tokyo	910	0.5
	Park Cube Oimachi	Shinagawa-ku, Tokyo	1,440	0.8
	Park Axis Nishigahara	Kita-ku, Tokyo	840	0.4
	Park Axis Kinshicho	Sumida-ku, Tokyo	1,448	0.8
	Park Axis Tatsumi Stage	Koto-ku, Tokyo	7,464	4.0
	Park Axis Kameido	Koto-ku, Tokyo	2,359	1.3
	Park Axis Honancho	Nakano-ku, Tokyo	745	0.4
	Park Axis Itabashi	Kita-ku, Tokyo	1,448	0.8
	Park Axis Oshiage	Sumida-ku, Tokyo	1,193	0.6

	Name	Location	Acquisition price (millions of yen) (Note 1)	Portfolio share (%) (Note 2)
	Park Axis Takadanobaba	Toshima-ku, Tokyo	1,222	0.7
	Park Axis Toyosu	Koto-ku, Tokyo	14,300	7.6
	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.9
	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	987	0.5
	Park Axis Sumiyoshi	Sumida-ku, Tokyo	1,006	0.5
	Park Cube Yotsuya Sanchome	Shinjuku-ku, Tokyo	2,749	1.5
	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	2.2
	Tokyo 23 wards total		168,245	90.0
	Park Cube Keio Hachioji	Hachioji-shi, Tokyo	991	0.5
	Park Cube Keio Hachioji II	Hachioji-shi, Tokyo	1,130	0.6
	Park Axis Nishifunabashi	Funabashi-shi, Chiba	1,020	0.5
	Greater Tokyo total (Note 3)		3,141	1.7
	Park Axis Meieki Minami	Nakamura-ku, Nagoya-shi, Aichi	2,440	1.3
	Park Axis Marunouchi	Naka-ku, Nagoya-shi, Aichi	1,920	1.0
	Park Axis Ropponmatsu	Chuo-ku, Fukuoka-shi, Fukuoka	1,515	0.8
	Park Axis Hakataeki Minami	Hakata-ku, Fukuoka-shi, Fukuoka	1,890	1.0
	Park Axis Naka Gofukumachi	Hakata-ku, Fukuoka-shi, Fukuoka	742	0.4
	Park Axis Shirakabe	Higashi-ku, Nagoya-shi, Aichi	1,547	0.8
	Park Axis Sendai	Wakabayashi-ku, Sendai-shi, Miyagi	2,320	1.2
	Park Axis Hakata Minoshima	Hakata-ku, Fukuoka-shi, Fukuoka	960	0.5
	Park Axis Takamiya Higashi	Minami-ku, Fukuoka-shi, Fukuoka	605	0.3
	Park Axis Sapporo Shokubutsuen Mae	Chuo-ku, Sapporo-shi, Hokkaido	1,650	0.9
	Other major cities total (Note 4)		15,589	8.3
	Total		186,975	100.0

(Note 1) "Acquisition price" is exclusive of miscellaneous expenses for acquisition, fixed property taxes, urban planning taxes, consumption taxes, and local consumption taxes.

(Note 2) "Portfolio share" means the share that each property's acquisition price represents of the total acquisition price, rounded to the nearest one decimal place.

(Note 3) "Greater Tokyo" indicates Tokyo metropolis (excluding Tokyo's 23 wards), and the 3 prefectures of Kanagawa, Saitama and Chiba.

(Note 4) "Other major cities" indicates the regional core cities designated by government ordinance.

<Attached Document 3> Photographs of exterior and entrance of the property acquired

