

May 10, 2011

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.  
Executive Director Yuji Yokoyama  
(Code number 3226)

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

## 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	Loan type & Repayment method	Date of Loan	Date of Maturity
Mitsubishi UFJ Trust and Banking Corporation	2billion yen	0.48000%	Unsecured & unguaranteed, Bullet repayment	April 25, 2011	May 25, 2011
The Hachijuni Bank, Ltd.	1billion yen	0.50920%	Unsecured & unguaranteed, Bullet repayment	April 25, 2011	June 27, 2011
Mitsubishi UFJ Trust and Banking Corporation	3billion yen	1.23000%	Unsecured & unguaranteed, Bullet repayment	April 25, 2011	April 25, 2017

### 2. Use of Funds

To apply the funds toward the repayment of short-term loan of ¥6,000 million concluded on February 25 , 2011 and April 18, 2011.

### 3. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks”description in the latest securities report submitted on November 26, 2010.

This English language notice is a translation of the Japanese language notice dated April 21, 2011 and was prepared solely for the convenience of, and reference by, overseas investors. NAF makes no warranties as to its accuracy or

completeness.

<Attached documents>

- Status of interest-bearing debt after this event

## Reference data

<Status of interest-bearing debt after this event>

(Unit: billion yen)

	Before this event	After this event	Change
Short-term debt	19.5	16.5	▲30
Long-term debt	77.5	80.5	30
Investment corporation bonds	17.0	17.0	—
Total interest-bearing debt	114.0	114.0	—

  

Interest-bearing debt ratio	52.5%	52.5%	—
Long term interest-bearing debt ratio	82.9%	85.5%	2.6

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

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

The unitholder's capital as of today (103,235,321 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.