Mitsui Fudosan Accommodations Fund Inc.

41st Period (March 2026 – August 2026) Investor Presentation

Q&A

Q Under its Future Operating Policy 2.0, plans are in place for MAF to strengthen its external growth strategy. As such, acquisitions from sources other than the sponsor are increasing of late. From an asset recycling perspective, whether through acquisitions or sales, are external acquisition opportunities increasing? Also, is there potential to acquire properties at more favorable terms and conditions compared with acquisitions from the sponsor?

A As outlined on page 10 of the presentation materials, acquisition opportunities from sources other than the sponsor have increased significantly of late. Buoyed by announcements regarding our track record with third parties, the volume of property information we are receiving continues to grow. The stronger the track record in real estate, the easier it becomes to gather information. MAF's increase in external acquisitions over the last few periods is the direct result of this. However, straightforward acquisitions make it difficult to acquire properties at favorable prices that deviate significantly from the market. Accordingly, acquisitions are generally completed at market prices. In contrast, mutual transactions can tie sales and acquisitions together, potentially creating mutually beneficial terms for both parties.

Q Under the Investment Corporation's DPU growth strategy, the goal is to secure an annual average growth rate of over 3% by strengthening efforts to distribute gains on sale. Should gains on sale from the sale of properties materialize going forward, will MAF distribute in the same period or utilize internal reserves to ensure that distributions remain steady?

A As indicated on page 11, MAF intends to realize extensive unrealized profit and utilize gains on sale to bridge the gap between EPU and DPU during periods when interest rate hikes pose challenges to EPU growth. While financial forecasts factor in the drawdown of controllable internal reserves, in practice, MAF's basic approach is to allocate gains on sale from the sale of properties. Moreover, the portion of gains on sale that cannot be legally retained for tax purposes as well as the amount required to secure an annual average DPU growth rate of over 3% will be allocated to distributions with any excess, in principle, kept as internal reserves.
MAF's policy is to actively leverage internal reserves not only as a means to ensure distributions remain steady, but also as a vital source of equity to acquire properties with considerable growth potential. Faced with higher borrowing costs and restricted LTV capacity, MAF is focused on avoiding a drop in EPU following the sale of assets as well as maintaining and enhancing the profitability of its portfolio by reinvesting the proceeds from property sales and internal reserves. Accordingly, the plan is to maximize and effectively

utilize internal reserves to acquire properties. Looking ahead, the goal is to leverage the internal reserves accumulated up to a certain point to stably deliver a DPU that represents a certain premium over EPU.

Q The lease contract for Campus terrace Kyudai-Gakkentoshi, acquired in the 41st period, contains a rent review clause applicable every two years after the first five years. Are there differences in the contract terms and conditions compared with other student condominiums acquired in the past? Also, does this rent review clause offer any advantages from an inflation-hedging perspective?

A Turning to page 25, the student condominiums MAF has acquired in the past feature fixed-rent structures across both fixed-term and standard lease contracts making it difficult to secure rent growth during periods of inflation. The ability to renegotiate rents every two years was the decisive factor in the decision to acquire the property. While rent increases are contingent on raising end-tenant rents, we believe there is room for upward revision, given the property's proximity to the Kyushu University campus and its strong competitiveness within the area. We also believe that this property is more resilient to inflation, as rents can be adjusted upward more readily than typical student condominiums.

Q While value-enhancement investments for units at Okawabata Apartment Communities are currently underway, the number of units being renovated this period appears lower than in the past. What can you tell us about the pace of work going forward and overall progress?

A As outlined on page 28, rather than renovate every unit, those where restoration work is sufficient to secure a rent increase are excluded. As such, renovation work is strictly limited to units where anticipated rent increases are commensurate with the additional investment. While the number of units renovated is slightly lower this period, it falls within the normal range of fluctuation for each period. Overall progress stands at around 60%. For the remaining 40%, we will evaluate each individual unit at the time of tenant turnover to decide whether to renovate or simply restore to its original condition before relisting. Moving forward, there is clear potential to steadily translate value enhancement initiatives into earnings.

Q Taking into consideration the slowdown in population inflows into Tokyo's 23 Wards as well as the softening of condominium prices in central Tokyo, what is your outlook on future supply and demand as well as market rents for rental apartments in Tokyo's 23 Wards, which form the core of MAF's portfolio?

A Directing you to page 9, we recognize that the overall population inflow into Tokyo's

23 Wards continues to lose momentum. On the other hand, the Investment Corporation continues to see steady demand from its primary target demographic, with the inflow of individuals in their 20s remaining robust at around 77,000 in 2025. At the same time, incomes are on the rise among individuals in their 20s and 30s, the demographic driving demand for single- and compact-type units, which is in turn contributing to stronger rent affordability among tenants. Moreover, with construction costs remaining stubbornly high, new housing starts are unlikely to increase, and supply constraints are expected to continue. Against this backdrop, the average percentage of rent burden to income of the Investment Corporation's tenants comes in at approximately 20%, which indicates that tenants still have the capacity to absorb rent payments. Despite some relocation from the city center to the suburbs, we expect rents for MAF's core portfolio will continue to increase steadily.

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