

April 27, 2026

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities:
Mitsui Fudosan Accommodations Fund Inc.
Toru Inoue, Executive Director
(TSE Code: 3226)
Investment Trust Management Company:
Mitsui Fudosan Accommodations Fund
Management Co., Ltd.
Atsuhiro Ishikawa, President and CEO
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Notification of Borrowing Funds (Refinancing with Green Loan and others)

This is a notification that Mitsui Fudosan Accommodations Fund Inc. (“MAF”) 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
THE BANK OF FUKUOKA, LTD.	2.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*1) +0.15%	April 30, 2026	April 30, 2032	Unsecured & unguaranteed, Bullet repayment
MUFG Bank, Ltd. (Green Loan) *2	3.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*1) +0.25%		March 31, 2036	

*1 The base interest rate applicable to the calculation period (the first calculation period, the execution date will be used, with the next being June 30, 2026, and thereafter the last day of every three months (if the last day is not a banking business day, it will be the last banking business day before that)) for the interest payable on an interest payment date shall be the three-month JBA Japanese Yen TIBOR (the first period is less than three months, the base interest rate will be calculated by a separately agreed method.) released by the JBA TIBOR Administration two business days prior to the interest payment date immediately preceding each interest payment date. Please refer to the JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for the JBA Japanese Yen TIBOR.

*2 For details of MAF’s Green Loan, please refer to “2. Use of Funds”. For details of MAF’s Green Finance (including Green Loan), please refer to “Green Finance” section on MAF’s website (<https://www.naf-r.jp/english/esg/finance/sustainability-finance.html>.)

2. Use of Funds

Funds from THE BANK OF FUKUOKA, LTD. are to be allocated to the repayment of the borrowing as detailed below.

Lender	Loan Amount	Date of Loan	Date of Maturity
THE BANK OF FUKUOKA, LTD.	2.0 billion yen	April 27, 2018	April 30, 2026

Funds from MUFG Bank, Ltd. are to be allocated to the early repayment of the borrowing announced in “Notification of Early Repayment of Borrowing Funds” on April 22, 2026, as detailed below.

Lender	Loan Amount	Date of Loan	Date of Maturity
MUFG Bank, Ltd.	3.0 billion yen	February 27, 2026	March 31, 2027

MAF plans to use all the procured funds as funds for the repayment for the loans that were required for acquisition of Park Cube Atagoyama Tower, an eligible green asset under the green finance framework. Specifically, it plans to apply such funds for the early repayment of 3.0 billion yen of long-term debt with MUFG Bank, Ltd. as the lender due for repayment on March 31, 2027.

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	162.7	165.7	3.0
Total debt	164.7	167.7	3.0
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	170.7	173.7	3.0

Interest-bearing debt ratio	54.0%	54.4%	0.4
Long-term interest-bearing debt ratio	98.8%	98.8%	—

* These figures reflect the amounts after the execution of the early repayment announced in "Notification of Early Repayment of Borrowing Funds" on April 22, 2026.

(*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 28, 2025.

MAF website: <https://www.naf-r.jp/english/>

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