

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.
Atsuhiko Ishikawa, President and CEO
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Notification of Borrowing Funds

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
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	Base interest rate (JBA 1-month Japanese Yen TIBOR*1) +0.045%	February 27, 2026	May 29, 2026	Unsecured & unguaranteed, Bullet repayment
MUFG Bank, Ltd.	3.0 billion yen	Base interest rate (JBA 1-month Japanese Yen TIBOR*1) +0.10%		March 31, 2027	
Sumitomo Mitsui Banking Corporation	1.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*2) +0.32%		February 29, 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 March 31, 2026, and thereafter the last day of every one month (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 one-month JBA Japanese Yen TIBOR released by the JBA TIBOR Administration two business days prior to the interest payment date immediately preceding each interest payment date.

*2 The base interest rate applicable to the calculation period (the first calculation period, the execution date will be used, with the next being March 31, 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 one-month JBA Japanese Yen TIBOR for the first payment only) 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. Use of Funds

Funds are to be allocated to the repayment of borrowings as detailed below.

Lender	Loan Amount	Date of Loan	Date of Maturity
Sumitomo Mitsui Trust Bank, Limited	2.0 billion yen	November 28, 2025	February 27, 2026
MUFG Bank, Ltd.	3.0 billion yen	March 7, 2022	
Sumitomo Mitsui Banking Corporation	1.0 billion yen	February 28, 2020	

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	161.7	161.7	—
Total debt	163.7	163.7	—
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	169.7	169.7	—
Interest-bearing debt ratio	53.8%	53.8%	—
Long-term interest-bearing debt ratio	98.8%	98.8%	—

(*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/>

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.