

December 16, 2025

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
The Hyakugo Bank, Ltd.	1.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*) +0.203%	December 18, 2025	December 17, 2032	Unsecured & unguaranteed, Bullet repayment
Saitama Resona Bank, Limited	1.5 billion yen	2.128%		December 18, 2035	

* 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 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

To apply the funds toward part of purchase and related incidental expenses of "Park Cube Kinshicho" and "Park Cube Ueno Sakuragi" for which the planned date of handover is December 18, 2025 as announced in the "Notification Concerning Acquisition and Sale of Domestic Real Estate Properties (Acquisition: Park Cube Kinshicho and another Property, Sale: Park Axis Takamiya Higashi)" dated December 10, 2025.

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	160.2	162.7	2.5
Total debt	162.2	164.7	2.5
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	168.2	170.7	2.5

Interest-bearing debt ratio	53.6%	54.0%	0.4
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/>

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