

September 28, 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

This is a notification that Mitsui Fudosan Accommodations Fund Inc. ("MAF") decided to borrow funds as shown below.

1. Details of Loan

Lender		Loan Amount	Interest Rate	Date of Loan	Date of Maturity	Loan Type & Repayment Method	
MUFG Bank, Ltd.		4.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*1) +0.1%	September 30, 2026	September 30, 2027	Unsecured & unguaranteed, Bullet repayment	
		1.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*1) +0.25%				
Syndicate of 2 banks arranged by Sumitomo Mitsui Banking Corporation	Sumitomo Mitsui Banking Corporation	1.0 billion yen	Base interest rate (JBA 1-month Japanese Yen TIBOR*2) +0.25%		September 30, 2036		
	The Fukui Bank, Ltd.	1.0 billion yen	Base interest rate (JBA 3-month Japanese Yen TIBOR*1) +0.25%				

*1 The base interest rate applicable to the calculation period (the first calculation period, the execution date will be used, with the next being December 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 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 October 30, 2026, and thereafter the last day of every 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. 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
MUFG Bank, Ltd.	3.0 billion yen	September 7, 2022	September 30, 2026
	3.0 billion yen	October 3, 2022	
Sumitomo Mitsui Banking Corporation	2.0 billion yen	September 30, 2022	

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	167.7	166.7	(1.0)
Total debt	169.7	168.7	(1.0)
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	175.7	174.7	(1.0)

Interest-bearing debt ratio	54.7%	54.6%	(0.1)
Long-term interest-bearing debt ratio	98.9%	98.9%	—

* We plan to repay the 1.0 billion yen loan from MUFG Bank, Ltd. on the date of maturity.

(*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 May 29, 2026.

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

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