

January 8, 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 Fund

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

1. Details of Loan

Lender	Loan Amount	Interest Rate	Date of Loan	Date of Maturity	Loan Type & Repayment Method
SBI Shinsei Bank, Limited	1.0 billion yen	2.275%	January 13, 2026	January 31, 2036	Unsecured & unguaranteed, Bullet repayment

2. Use of Fund

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

Lender	Loan Amount	Date of Loan	Date of Maturity
The Chugoku Bank, Limited	1.0 billion yen	July 1, 2020	January 5, 2026

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	160.7*	161.7	1.0
Total debt	162.7	163.7	1.0
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	168.7	169.7	1.0

Interest-bearing debt ratio	53.7%	53.8%	0.1
Long-term interest-bearing debt ratio	98.8%	98.8%	—

* We repaid the 1.0 billion yen loan from The Chugoku Bank, Limited 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 November 28, 2025.

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

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