

September 1, 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 Chiba Bank, Ltd.	0.7 billion yen	Base interest rate (JBA 6-month Japanese Yen TIBOR*) +0.224%	September 3, 2025	September 30, 2032	Unsecured & unguaranteed, Bullet repayment

* The base interest rate applicable to the calculation period for the interest payable on an interest payment date shall be the six-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
The Chiba Bank, Ltd.	1.0 billion yen	September 3, 2018	September 3, 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	160.5	160.2	(0.3)
Total debt	162.5	162.2	(0.3)
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	168.5	168.2	(0.3)

Interest-bearing debt ratio	53.7%	53.6%	(0.0)
Long-term interest-bearing debt ratio	98.8%	98.8%	—

* We plan to repay the 0.3 billion yen loan from The Chiba 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 30, 2025.

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

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