

June 3, 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
Mizuho Bank, Ltd.	2.5 billion yen	Base interest rate (JBA 1-month Japanese Yen TIBOR*) +0.25%	June 5, 2026	May 30, 2036	Unsecured & unguaranteed, Bullet repayment

* The base interest rate applicable to the calculation period (the first calculation period, the execution date will be used, with the next being June 30, 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. 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 the purchase and related incidental expenses of “Park Cube Hachioji” for which the planned date of handover is June 5, 2026 as announced in the “Notification Concerning Acquisition of Domestic Real Estate Property (Park Cube Hachioji)” dated May 22, 2026 and the purchase and related incidental expenses of “Park Axis Oshiage Residence” and “Park Axis Nishi Magome” acquired on April 9, 2026 as announced in the “Notification Concerning Acquisition and Sale of Domestic Real Estate Properties (Acquisition: Park Axis Oshiage Residence and another Property, Sale: Park Axis Tsukishima and another Property)” dated December 15, 2025*.

* As MAF acquired “Park Axis Oshiage Residence” and “Park Axis Nishi Magome” with its own funds on April 9, 2026, the loan will be executed to replenish its own funds used for the acquisitions.

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	165.7	168.2	2.5
Total debt	167.7	170.2	2.5
Investment corporation bonds	6.0	6.0	—
Total interest-bearing debt	173.7	176.2	2.5

Interest-bearing debt ratio	54.4%	54.8%	0.4
Long-term interest-bearing debt ratio	98.8%	98.9%	0.0

(*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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