

April 22, 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 Early Repayment of Borrowing Funds

This is a notification that Mitsui Fudosan Accommodations Fund Inc. (“MAF”) decided to make an early repayment of its existing borrowing as shown below.

### 1. Details of loan for Early Repayment

| Lender          | Loan Amount     | Interest Rate   | Date of Loan      | Date of Maturity | Loan Type & Repayment Method               |
|-----------------|-----------------|---|-------------------|------------------|--|
| MUFG Bank, Ltd. | 3.0 billion yen | Base interest rate (JBA 1-month Japanese Yen TIBOR*) +0.10% | February 27, 2026 | March 31, 2027   | 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 March 31, 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. Outline of Early Repayment

| Lender          | Early Repayment Amount | Balance After Early Repayment | Date of Early Repayment | Source of Fund* |
|-----------------|------------------------|-------------------------------|-------------------------|-----------------|
| MUFG Bank, Ltd. | 3.0 billion yen        | —                             | April 30, 2026          | —               |

\* The underlying fund of the Early Repayment has not been decided as of today. We will announce it later, once it is determined, by the scheduled Date of Early Repayment.

### 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             | 162.7             | (3.0)   |
| Total debt                   | 167.7             | 164.7             | (3.0)   |
| Investment corporation bonds | 6.0               | 6.0               | —       |
| Total interest-bearing debt  | 173.7             | 170.7             | (3.0)   |

|                                       |       |       |       |
|---------------------------------------|-------|-------|-------|
| Interest-bearing debt ratio           | 54.4% | 54.0% | (0.4) |
| Long-term interest-bearing debt ratio | 98.8% | 98.8% | —     |

\* The underlying fund of the Early Repayment has not been decided as of today, so we are not anticipating the procurement of new Source of Fund.

(\*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.

### 5. Outlook

Since break-funding costs will not be incurred upon early repayment, the impact of this early repayment on MAF's financial results for the period ending August 31, 2026 (41st Period: March 1, 2026 to August 31, 2026) will be minimal, and there will be no change to the financial results forecast for the period.

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

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