Translation Purpose Only

October 20, 2026

To All Concerned Parties

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Mitsui Fudosan Retail Fund Investment Corporation
Toshihide Ichikawa, Executive Director
(Securities Code : 8964)

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Notice Concerning Execution and Repayment of Long-term Borrowings

Mitsui Fudosan Retail Fund Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute long-term borrowings. The Investment Corporation, additionally, announces it would repay long-term borrowing on October 22, 2026. Details are provided below.

1. Execution of Long-term Borrowings

(1) Purpose

To appropriate for the repayment of long-term borrowings as of April 22, 2019.

(2) Details

① Drawdown Date : October 22, 2026

② Repayment of Principal : Payment in full on the maturity date

③ Loan Type : Unsecured, Unguaranteed

④ Lender, Amount, Maturity Date and Interest Rate:

Lender	Amount	Maturity Date	Interest Rate
The Fukui Bank, Ltd.	¥1,000 Million	October 23, 2034	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.20000%(*)
	¥1,000 Million	October 22, 2035	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.22500%(*)

(*) Interest payment dates are the 22nd of every month and the maturity date (if such date is not a business day, the following business day). Interest rate is calculated based on the 1-month JBA Japanese Yen TIBOR which is announced two business days prior to the first day of the applicable period. (The 1-month JBA Japanese Yen TIBOR as of October 20, 2026 is 1.40618%.) Please refer to the JBA TIBOR Administration's website (https://www.jbatibor.or.jp/english/) for the 1-month JBA Japanese Yen TIBOR.

2. Repayment of Long-term Borrowing

Details of the repayment of long-term borrowing on October 22, 2026 are as follows.

Lender	Borrowing Amount	Drawdown Date	Maturity Date	Repayment of Principal	Loan Type
The Norinchukin Bank	¥2,000 Million	April 22, 2019	October 22, 2026	Payment in full on the maturity date	Unsecured Unguaranteed

3. Change in the Balance of Borrowings etc.

(Unit : ¥Million)

	Before This refinance	After This refinance	Variance
Short-term Borrowings	2,000	2,000	—
Long-term Borrowings	138,200	138,200	—
Investment Corporation Bonds	13,500	13,500	—
Total	153,700	153,700	—

(*) Long-term Borrowings include the balance of borrowings due within one year.

4. Others

Regarding the loan repayment risk, there is no significant change to the “Investment risks” description in the latest securities report submitted on September 29, 2026.

Mitsui Fudosan Retail Fund Investment Corporation website: https://mrf-r.co.jp/en/

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