Translation Purpose Only

November 19, 2026

To All Concerned Parties

6-8-7 Ginza, Chuo-ku, Tokyo
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 （Green Loan and others）

Mitsui Fudosan Retail Fund Investment Corporation (the "Investment Corporation") hereby announces that today it has decided to execute long-term borrowings and to repay existing borrowings. Details are provided below.

1. Execution of Long-term Borrowings

(1) Purpose

To appropriate for the repayment of long-term borrowings as of November 21, 2016 and May 21 ,2018.

(2) Details

① Drawdown Date : November 24, 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 Bank of Fukuoka, Ltd.	￥1,000 Million	November 21, 2033	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.17500%(*)
Mizuho Bank, Ltd. (Green Loan)	￥1,500 Million	November 19, 2036	Base interest rate (1-month JBA Japanese Yen TIBOR) +0.25000%(*)

(*) The first interest payment date is December 21,2026 and thereafter, interest payment dates are the 19th 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 November 19, 2026 is 1.41982%.) Please refer to the JBA TIBOR Administration's website (https://www.jbatibor.or.jp/english/) for the 1-month JBA Japanese Yen TIBOR.

Reference

A "green loan" is a loan made in accordance with the green finance framework devised by the Investment Corporation. For details of the green finance framework, please refer to the Investment Corporation's website(URL below).

https://www.mrf-r.co.jp/en/csr/environment-greenfinance.html

2. Repayment of Long-term Borrowings

Details of the repayment of long-term borrowings on November 24, 2026 are as follows.

Lender	Borrowing Amount	Drawdown Date	Maturity Date	Repayment of Principal	Loan Type
The Bank of Fukuoka, Ltd.	¥1,000 Million	November 21, 2016	November 24, 2026	Payment in full on the maturity date	Unsecured, Unguaranteed
Mizuho Bank, Ltd.	¥1,500 Million	May 21, 2018			

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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